

## TNP Consultation Statement Appendices

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## **TNP Consultation Statement Appendices**

Appendix 1 Leaflet advertising initial public meeting 24th January 2023

# Neighbourhood Development Plan Public Meeting at Tasley Parish Hall 24th January 2023 at 19.00



## We want to hear your views!

Tasley Parish Council are preparing a neighbourhood development plan in response to Shropshire Council's proposed Garden Village. A neighbourhood plan cannot stop the village from going ahead, but it can influence how the new development relates to the local area and what is already here.

Please join the Parish Council and their planning consultant for a two hour meeting at Tasley Parish Hall on 24th January at 19.00 where we will explain the neighbourhood planning process and you can give your views on what the plan should focus on.

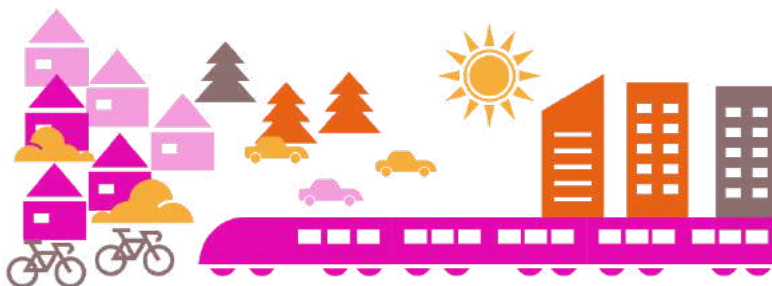
## **TNP Consultation Statement Appendices**

**Appendix 2 Consultant's report on public meeting of January 2023**

Community Consultation Event  
Tasley Neighbourhood Development Plan  
Visioning event on 24 January 2023

## Tasley Parish Council

30 January 2023 (updated 20 January 2023)



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## Introduction

1. Tasley Parish Council (TPC) began work on its Neighbourhood Development Plan (NDP) in autumn 2022. The planning policy context for the NDP is complex because of the existing allocations for housing and employment land in the SAMDev plan and the proposed additional allocations in the emerging Local Plan which is currently at its Local Plan Inquiry stage with hearings ongoing.
2. The steering group had an online meeting with Shropshire Council (SC) on 26 September 2022 to seek to agree how the NDP's local policies could work alongside SC's strategic allocations, under policy S3 in the emerging local plan referred to as Tasley Garden Village (TGV).
3. In the meeting, the SC officer emphasised that the NDP being developed by Tasley Council cannot overturn or undermine what is in the emerging Shropshire Local Plan (SLP) and cannot require major changes or alterations to agreed planning proposals in the SLP. SC stated that the NDP and SDP carry different weight, they sit separately. The SC Supplementary Planning Document (SPD) on the TGV will only be focused on the new development (TGV), is an appendix to SLP, and not subject to examination. SLP captures high level guidelines and SDP expands on policy. The NDP can influence activity across Tasley.
4. The Parish Council's planning consultant asked if SC and TPC could work together in the development of aspects of the NP and SDP e.g. consulting with residents, considering non-strategic design coding.
5. The SC officer stated he had concerns that the TPC must not see the SDP and NP as trying to fulfil the same roles, they are different. That he really needed to see the specific objectives of the NDP so he could understand which aspects of planning in Tasley the NP was to influence. What are the aspirations of the NP? Also, the proposed time frame of the NP. The SC officer was concerned that the NDP might become solely focused on the Tasley Garden Village (TGV) development at present. The officer also emphasised that it would be beneficial that the housing developer be consulted in the preparation of the neighbourhood plan.

## The community event on 24 January 2023

6. The steering group decided in December 2022 to host a community event to start the NDP consultation process. A leaflet was prepared and distributed to all households in the parish and put on Parish noticeboards, an article was put into the local paper and the event was advertised on social media.
7. The event was held from 19.00 to 21.00 on 24 January 2023 in Tasley Village Hall. The event was so well attended that the number of attendees fell just short of the maximum capacity of 60 for the venue. The steering group took notes and collected names and email addresses so that those interested could be kept informed as the

NDP progressed. Everyone in the room was invited to volunteer to assist with the NDP, particularly evidence gathering. Members of the community left email addresses to be contacted later in the process with a view to providing support to the steering group.

8. The consultant (Andrea Pellegrini) gave a presentation explaining about neighbourhood planning and she gave a brief review of the current planning position including existing allocations and proposed additional allocations in the emerging SLP. She made it clear that the NDP could not influence the allocation because this was a strategic policy but it could help the PC collect evidence for future consultations on TGV either from SC or the developers and also could contain policies how the TGV would link with other parts and needs of the parish. However, the NDP will cover the whole of Tasley parish.
9. There was a lively question and answer session where many members of the audience spoke about their concerns and other needs regarding TGV. There were clear concerns that they were not being consulted by either SC or the developers and the impact on them was not being considered. There was a general feeling of a lack of transparency by SC in how the TGV was progressing and how the supplementary planning document (SPD) was being prepared. There was a feeling that the SPD was being led by the developers and not the local planning authority.
10. There was then a SWOT exercise (see Appendix 1 below) and the meeting was asked which policies they felt should be included in the NDP, given the resources available to the parish council and the steering group. After some discussion, it became clear that much of what the community wished to be included as NDP policies were probably “strategic” in nature and therefore not able to be included, but that were worth recording in the NDP to express and record the community’s concerns. It was therefore agreed that some matters would be described in the introduction to the NDP but that the policies themselves would be limited to local matters.
11. Accordingly, it was agreed that the introduction would address such matters as:
  - The need for new infrastructure to accompany housing. The new infrastructure would be required in both Tasley Parish and Bridgnorth Town.
  - The TGV needed to provide good open space opportunities that were also available to existing residents and that should link to the green and blue infrastructure in the remainder of the parish.
  - SC should, as a matter of urgency, produce plans for the proper integration of the existing and new housing developments to allow the new area to function as a single community, and not two communities severed by the A458. This would require better linkages for foot and cycle traffic than the bridge that is currently proposed by the developers but that was considered to be “unworkable” for people wishing to travel on foot and cycle. The bridge idea was considered to be

particularly unsuitable for people with mobility hindrances and parents with small children. The bridge was also considered to be an eyesore.

- The need for the new development to make provision for facilities that will also be accessible to the existing community so that they could also benefit.

12. The policies in the NDP might include within Tasley Parish the following:

- **Green infrastructure and biodiversity** – identifying the existing natural baseline in the parish (mainly outside the TGV) to ensure that natural features and corridors were identified and that there were proposals for their protection and enhancement. There would also be proposals to ensure that the TGV linked to these natural networks.
- **Footpaths and cycle paths** – identification of routes within Tasley Parish linking to countryside and Bridgnorth to increase attractiveness of the routes so that they were well/regularly used.
- **Heritage** – to identify key heritage assets to ensure that they were protected and enhanced.
- **Cemetery** – assess the capacity of the existing cemetery to determine whether it is sufficient for the new development and if not, propose a new site if possible.
- **Community hall** – a new hall would be required to add to the existing provision. also making provision for ongoing management and maintenance.

13. The event concluded by asking the meeting what their vision for a future Tasley would be, looking to a possible NDP end date of 2038. The vision can roughly be summarised as follows:

**Tasley will be a larger and cohesive community with good access to key services and amenities either provided locally or where appropriate accessible in Bridgnorth centre. It will also provide a suitable range of housing to include affordable housing to buy and rent which will be of equal build quality to private housing, aspiring towards meeting passive house standard. It will be a place where nature has been enhanced with improved biodiversity and accessibility to the protected countryside via well- maintained and popular walking and cycling routes. Heritage assets will be protected. There will be a supply of locally sourced sustainable energy. Families will be able to access a local burial site.**

## Planning policy context

14. The Development Plan for Tasley Parish is the

- Core Strategy DPD - adopted 24 February 2011
- Site Allocations and Management of Development Adopted Plan – adopted 17 December 2015

### Core Strategy (2011)

15. The Core Strategy CS3 identifies Bridgnorth as a Principle centre and as a focus of economic development and economic regeneration balanced against housing provision. Bridgnorth will provide a focus for development within the constraints of its location on the edge of the Green Belt and on the River Severn.
16. Core Strategy policy CS5 limits development in the countryside to small scale new economic development that will diversify the rural economy and dwellings to house rural workers. A number of caveats are provided which will allow further expansion of existing buildings or enterprises including conversions, but this is generally a restrictive policy that retains the openness of the countryside.
17. Core Strategy policy CS7 protects and enhances the strategic and local cycling, footpaths and bridleways as local transport routes and for recreation and leisure use.
18. Core Strategy policy CS8 requires the timely provision of additional facilities, services and infrastructure to meet identified needs whether arising from new developments or existing community need, in locations that are appropriate and accessible. It also supports the provision of well designed renewable energy generation. This infrastructure will be delivered according to the provisions of CS9.
19. Core Strategy policy CS17 requires development to identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment, and does not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors. In addition, development will contribute to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets. Development should not have a significant adverse impact on Shropshire's environmental assets and must not create barriers or sever links between dependant sites. Finally, development must secure financial contributions, in accordance with Policies CS8 and CS9, towards the creation of new, and improvement to existing, environmental sites and corridors, the removal of barriers between sites, and provision for long term management and maintenance. Sites and corridors are identified in the LDF evidence base and will be regularly monitored and updated.

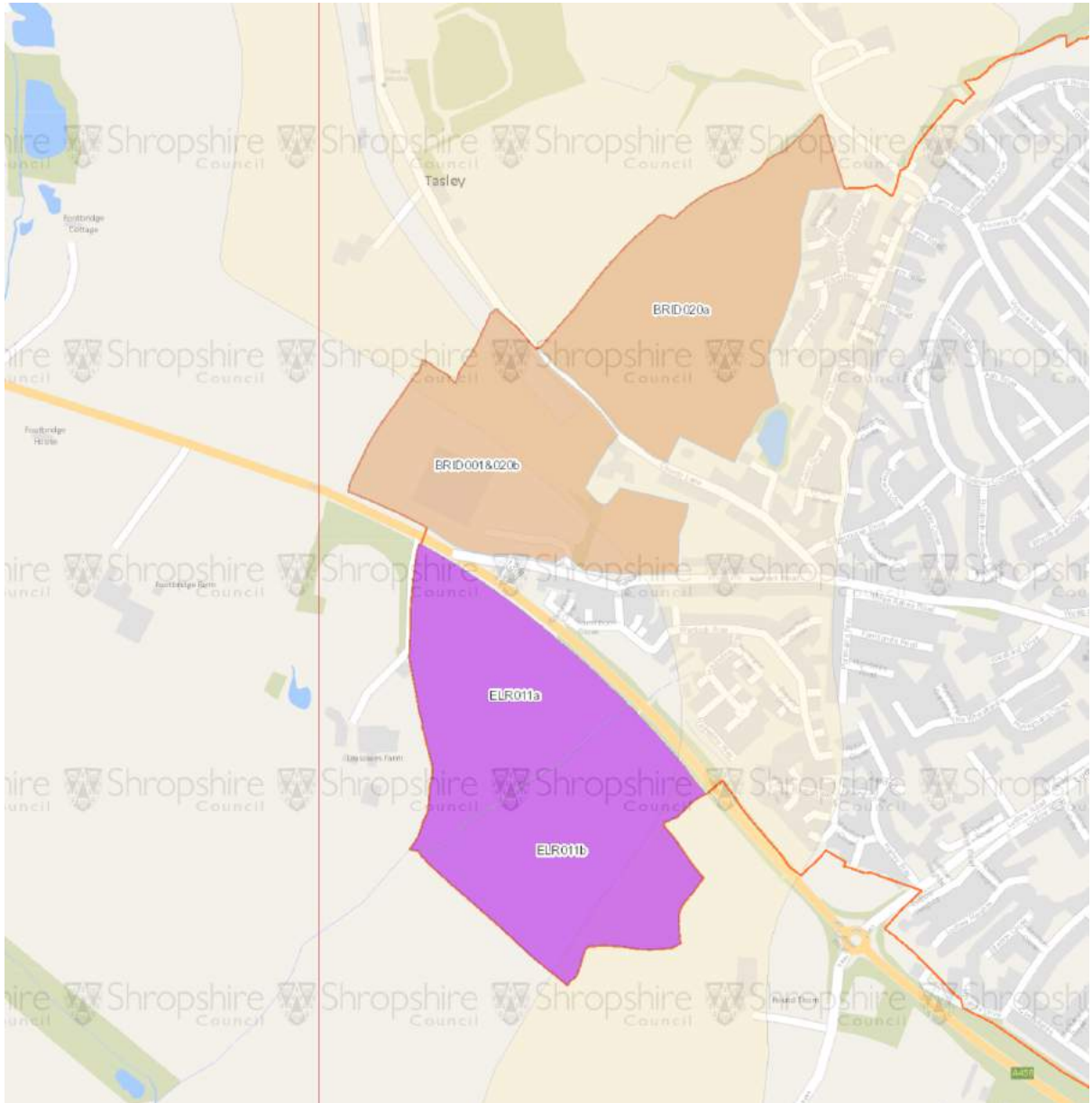
### SAMDev (2015)

20. SAMDev policy S3 supports CS3 by allocating land. Around 1,400 dwellings and around 13 hectares of employment land with 6.6 hectares to relocate the existing Livestock Market, will be delivered in Bridgnorth on a mix of windfall and allocated sites. Land is allocated for housing and employment.
21. The following allocations are made:

<p>Land north of Wenlock Road, Tasley (BRID001/BRID020 b)</p>	<p>Mixed development of dwellings; retirement or supported housing accommodation; hotel; recreation space and neighbourhood centre comprising local facilities such as a petrol station with small convenience store, day care, health &amp; fitness facilities (this is subject to the relocation of the livestock market and provision of a fully serviced business and industrial estate on sites ELR011b and ELR011a respectively).</p>	<p>200 dwellings 6.3 Ha for other uses</p>
<p>Land north of Church Lane, Tasley (BRID020a)</p>	<p>Residential development, subject to the provision of public open space that extends the environmental network and provision of direct access to a new roundabout on the A458 and the protection of Church Lane as a quiet lane shared with pedestrians.</p>	<p>300</p>
<p>Land at Tasley south of the A458 bypass (ELR011/a)</p>	<p>Development to deliver a business park comprising offices, industrial and warehousing uses (use classes B1, B2, B8 and appropriate sui generis uses) subject to access by means of a new roundabout on the A458 and adequate landscaping.</p> <p>Land across the bypass at ELR011/a is only being released on the condition that it is for the town's long-term business and industrial needs (use classes B1, B2 &amp; B8 and appropriate sui generis uses including car dealerships) and it is therefore appropriate to reserve it entirely for such uses. Use class A1 retail developments will not be permitted on this land in accordance with Policy CS14.</p>	<p>6.7 (Net of landscaping)</p>

<p>Land at Tasley south of A458 at Tasley (ELR011/b)</p>	<p>Allocated for the relocation of the existing livestock market together with its existing or alternative ancillary uses only. Suitable landscaping and woodland planting will be provided along the site edge.</p> <p>Land at ELR011/b will only be released for the relocation of the livestock market and its associated uses. Should the livestock market close permanently, the land will be reserved for future B1, B2 or B8 uses only.</p>	<p>6.6 (Net of landscaping)</p>
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### SAMDev allocations for Tasley



Source: Shropshire Council interactive policies map

The Emerging Shropshire Local Plan: Regulation 19 Pre-Submission Draft of the Shropshire Local Plan 2016 to 2038 (December 2020)

22. Emerging Local Plan (SLP) policy SP2 identifies a need for around 30,800 new dwellings and around 300 hectares of employment land for the period 2016 – 2038, around 25% of which should be affordable housing. Principal centres will

accommodate significant new housing and employment development. Bridgnorth is retained as a principal centre in Schedule SP2.1.

23. Policy SP6 seeks to ensure the health and well-being of individuals, communities and places by ensuring quality of life and delivery of community well-being. This policy promotes safe and well-lit high-quality walking and cycling routes. Wherever possible, new development should be located within walking distance of open space - to increase people’s quality of life and enable active and healthy lifestyles.
24. Policy SP10 highlights the plan’s urban focus which seeks to direct development to strategic centres. In the countryside, sustainable employment, tourism, leisure, other business and community development proposals in the countryside will be positively considered, where they maintain or enhance countryside vitality and character, including through the use of previously developed land.
25. Bridgnorth is identified as a part of a strategic corridor on the A458. Policy SP14 seeks to deliver “step change” in the capacity of the local economy along strategic corridors and development is preferred in principles settlements such as Bridgnorth.
26. Policy DP12 makes provision for biodiversity net gain and anticipates the creation of Local Nature Recovery Networks in line with the Environment Act 2023. The policy recognises the importance of locally designated biodiversity sites, and newly created habitats by ensuring that development takes proportionate mitigation against potential harm. Trees, woodlands and hedgerows are retained and the extent and distribution of trees, woodlands and hedgerows will be increased by protecting existing trees and encouraging the planting of new trees.
27. Policy DP14 seeks to expand the green infrastructure network as an integral part of open space provision. This policy protects existing infrastructure and prevents fragmentation of existing networks and makes specific mention of the role of neighbourhood plans in identifying green infrastructure. Allocations should contain proposals for green infrastructures and this should be managed and maintained as secured in planning obligations.
28. Policy DP23 protects, conserves and sympathetically enhances Shropshire’s heritage assets, including non-designated heritage assets.
29. Policy DP28 makes provision for the protection, extension or improvement of footways, cycleways, public rights of way and bridleways for active travel to provide local transport routes to home, work, services and leisure.
30. Policy S3 allocates land in Tasley Parish for the Tasley Garden Village (TGV). Tasley Parish is included as part of Bridgnorth in the plan though it is administratively separate. The policy retains the previous SAMDev allocations.

Tasley Ga	A comprehensive mixed-use sustainable urban extension. Development will comply with the principles of a ‘garden village’ identified within the
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<p>rden Village, Bridgnorth (BRDO30)</p>	<p>Garden Communities Prospectus and the TCPA Garden City Standards guides or any updated equivalent guidelines, whilst also complementing Bridgnorth’s character. The development of this site will be in accordance with a vision, design code and masterplan which will be prepared in consultation with the public and adopted as a Supplementary Planning Document by Shropshire Council. This will represent a significant material planning consideration and must be completed before any planning application for development of the site. A construction management plan will be prepared to inform the development of the site. The quality, design, mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs, the need for local employer and key worker housing, and relevant policies of this Local Plan. Development should seek to maximise the energy efficiency of all buildings, including through such measures as high levels of insulation; maximising airtightness; and harvesting the sun's energy through south-facing windows. It is also strongly encouraged to include zero-carbon development and to offset carbon emissions through investment in carbon capture and storage. At least 10% of the energy required within this development will be generated from on-site renewable and low carbon energy sources. Opportunities to support community energy generation and integrate district heating and cooling systems, especially where these utilise renewable energy, should be explored. Employment provision will represent an intrinsic element of the development, occurring alongside and cross-subsidised by the provision of housing. Employment land will be located in a gateway location on the site and be of a high-quality design and layout. It provides an opportunity for freehold employment land targeted towards office and research and development uses. In this way it will complement wider employment opportunities in Bridgnorth and contribute towards the objectives of the Shropshire Economic Growth Strategy.</p> <p>The village centre will comprise of an appropriate range of retail and community uses including a community centre to serve the new community. The retail offer will complement and not negatively impact on the viability of the town centre. Provision of retail and community facilities will be linked to the provision of the first phase of residential development. 2ha of land will be provided for a new primary school which will be provided to serve the new community. If required by the Clinical Commissioning Group (CCG), a medical centre will also be provided on the site. Site design and layout will respond to any identified landscape and visual effects and include all appropriate mitigation. Extensive areas of open space, including new playing fields and</p>
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	<p>associated facilities, green infrastructure and a new linear park will be provided. This will be of an appropriate quantity and quality to meet the needs of the community, include effective native planting and reflect the principles of a 'garden village'. Mature trees, hedgerows, structural vegetation and key existing green infrastructure corridors will be retained and enhanced, forming part of the green infrastructure network on the site, this will create a sustainable juxtaposition between the built and natural form. Site design and layout will reflect and respect the site's heritage and heritage assets within the wider area. Listed and non-designated historic farm buildings will be retained. Green infrastructure will create appropriate settings for identified heritage assets. Historic field patterns and hedgerows will be retained within green infrastructure and the grain of the development. The layout of the development, use of green infrastructure with strong native tree planting to provide appropriate and substantial buffering, together with effective design and building materials, will be used to appropriately manage any noise arising from the A458 and the employment uses proposed on the site. They will also be used to appropriately manage any noise, dust or odour arising from the existing employment allocations ELR011/a and ELR011/b (part of which will be used for the relocation of the livestock market), and mineral activities in the surrounding area. Before occupation of the first dwelling on the site, any poultry units operating on the site or land within the wider site promotion identified on the Policies Map as a Potential Future Direction of Growth will cease operation. A suitable number of appropriately designed and constructed pedestrian, cycle and vehicular access points will be provided. Access points from the A458 will be required to complement the proposed roundabout access to the saved SAMDev Plan allocations BRID001/BRID020b, BRID020a, ELR011/a and ELR011b. Any necessary improvements to the A458 Ludlow Road roundabout, the wider highway network and associated infrastructure will be undertaken, informed by Strategic and Local Highway Transport Assessments. An air quality assessment of the impact of increased vehicular movements into Bridgnorth will also be undertaken and its recommendations implemented. Appropriate public transport links will be provided to the site, this provision will be linked to parking facilities on the site to support wider use. The potential to operate a dedicated park and ride service from this facility will be investigated in partnership with appropriate local community groups and bus operators. Appropriate pedestrian and cycle links will be provided to and through the site, particularly to the new primary school, local centre and public transport connections. Existing public rights of way will be maintained and the</p>
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	<p>network appropriately expanded. Significant and effective pedestrian and cycle links will be provided over the A458 to encourage safe and sustainable patterns of movement between the site and the wider town. This will include but not be limited to a raised pedestrian and cyclist footbridge crossing of the A458 at an appropriate location near the Ludlow Road roundabout, subject to ground investigations and available land. Natural environment assets on and in proximity of the site, including Thatchers Wood and Westwood Covert SSSI, Devil’s Hole SSSI, non-statutory designated wildlife sites and any priority habitats will be safeguarded and appropriately buffered. The site will incorporate multi-stage sustainable drainage system features and water treatment facilities, informed by a sustainable drainage strategy. Water runoff will be restricted to the equivalent greenfield rate and water quality in the wider drainage network will be protected. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site. Development will also be excluded from the portions of the site located in Flood Zones 2 and/or 3. These areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>	
<p>Land west of Tasley Garden Village, Bridgnorth</p>	<p>Potential Future Direction of Growth</p>	<p>41.5ha</p>

31. The emerging plan’s policy map shows the new allocation alongside the previous allocations. It also shows the future direction of growth.



## Planning applications for the Tasley Gateway

SAMDev allocations

32. The SAMDev allocations are being progressed in an application that is currently live (at January 2023) in outline. The description of that development (Tasley Gateway) is:

*21/05023/OUT | Hybrid application for phased development for: Outline planning permission (access only for consideration) for mixed use development of up to 550 dwellings, foodstore, neighbourhood centre, B2/B8 business use, 'sui generis' uses to include hotel, public house, petrol filling and electric vehicle charging station, livestock market, lairage and ancillary uses, green infrastructure and associated ancillary works, demolition of the existing livestock market; Full planning permission for five arm roundabout, spine road south of A458 and north of A458 with associated footway/cycleways and landscape verges, formation of junction with the spine road and Church Lane, upgrading of existing Livestock Market, drainage, associated earthworks, infrastructure and ancillary works .*

33. Proposal 21/05023/OUT parameter plan is copied here.



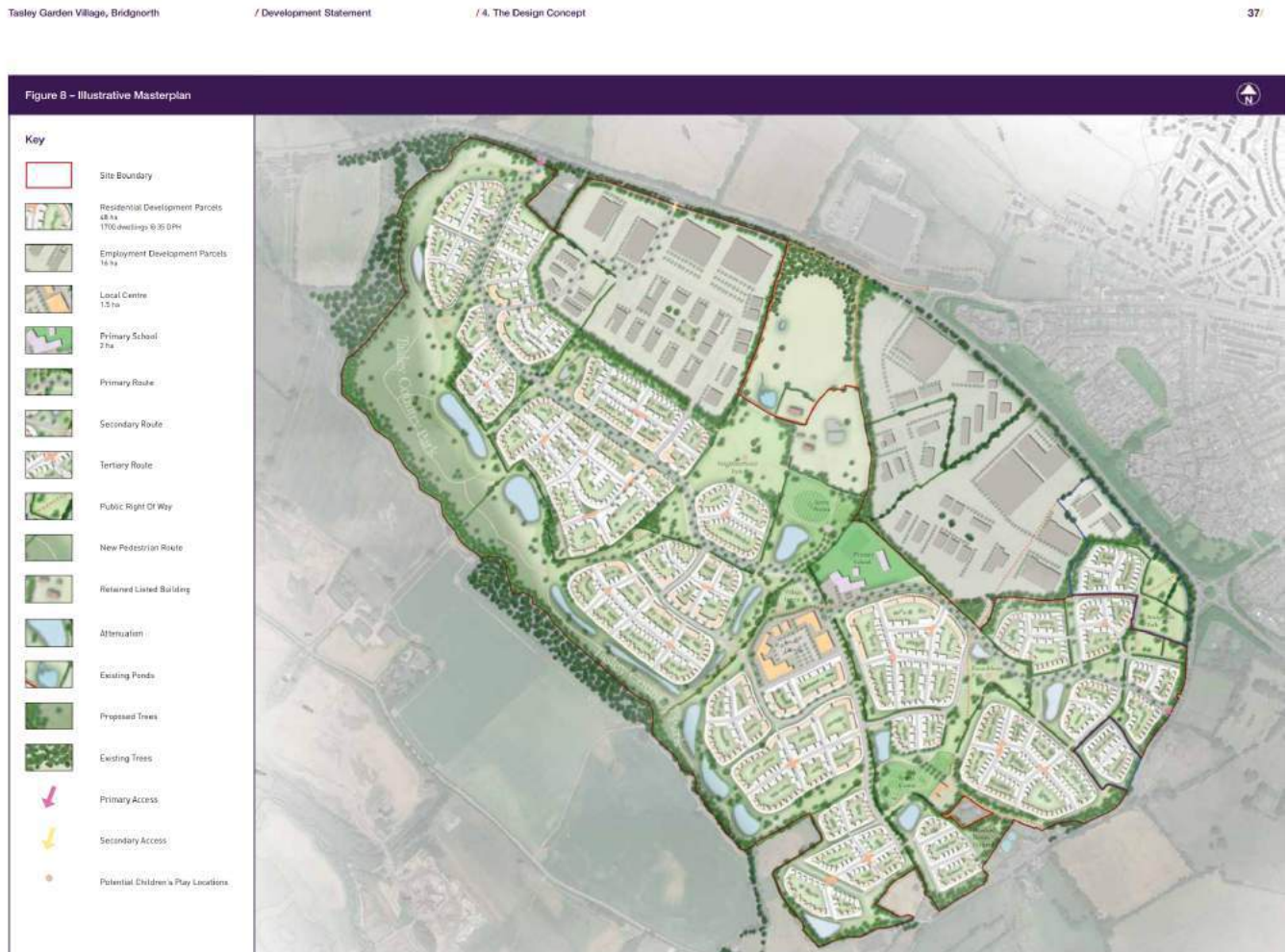
Source:

[https://pa.shropshire.gov.uk/online-applications/files/76F2408FACF9DB0D77BAC4794E4A7B25/pdf/21\\_05023\\_OUT-PARAMETER\\_PLAN\\_LAND\\_USE-4589114.pdf](https://pa.shropshire.gov.uk/online-applications/files/76F2408FACF9DB0D77BAC4794E4A7B25/pdf/21_05023_OUT-PARAMETER_PLAN_LAND_USE-4589114.pdf)

Land proposed in the Emerging Shropshire Local Plan

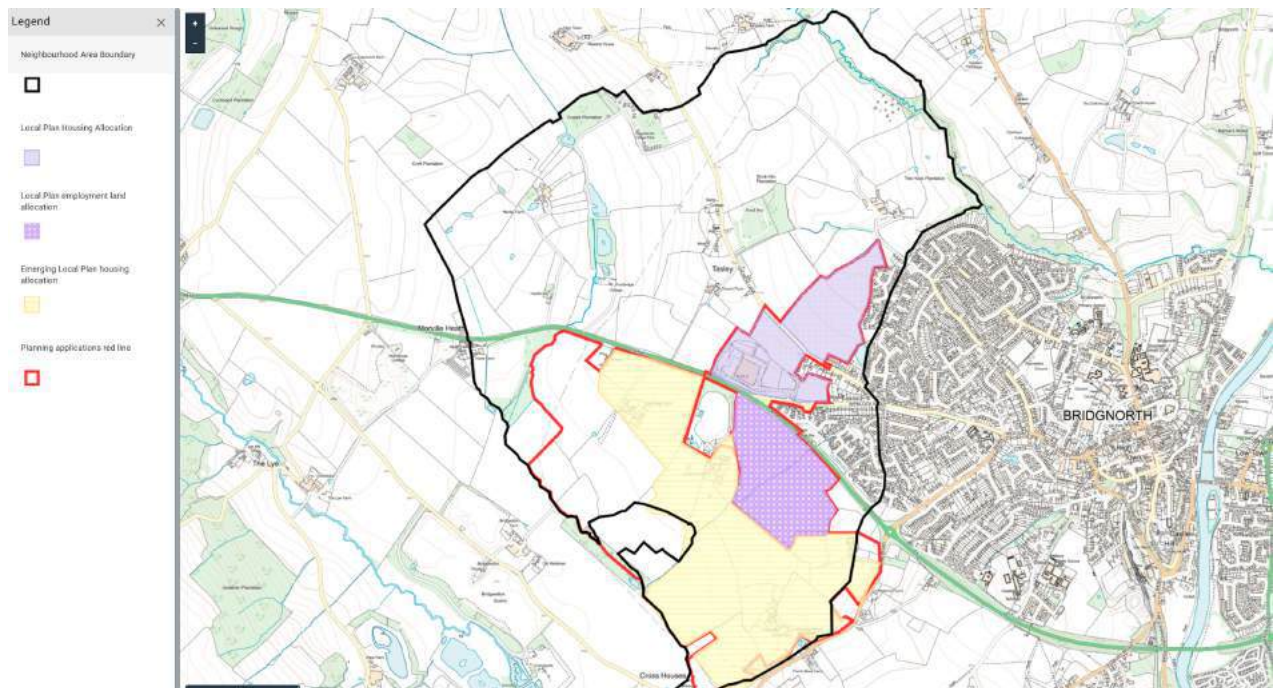
34. Plans for TGV have been submitted by Taylor Wimpey, who are in discussion with the local planning authority regarding the preparation of an SDP.

35. The proposed land uses are illustrated in the following diagram taken from the main document:



## Relationship of proposals to adopted and emerging allocations

36. Planning application 21/05023/OUT covers the existing SAMDev allocation.
37. The differences in the site allocations and the proposed site areas are shown in the following map for reference. The remaining land not currently proposed approximates the land referred to in the ELP as “potential future direction of growth”. Note: the key to the map below states “planning applications red line” – in the case of the Wimpey proposal (the southern site) this is not a planning application but merely a proposal.



## **Tasley NDP potential policies – evidence gathering.**

38. The 24 January 2023 community meeting explored policies which could be pursued by the parish council and steering group. This section sets out recommendations how necessary supporting evidence should be gathered for each of the potential policies.
39. Neighbourhood plans are limited to local policies only. In this instance, it should be considered that all policies that are strategic in nature cannot be addressed in NDP policies. It will be possible for the steering group to comment on the strategic allocations in the supporting text, however.

### Background to Tasley Parish

40. The steering group is asked to prepare a short background summary of Tasley. This could form a short history, and/or an explanation of the current community. The 2021 census data is still not available for the parish level which is inconvenient, but any information on demography and working patterns in the parish would be helpful. Photos and illustrations would be helpful. This section should be no more than 2 pages (but preferably less!)

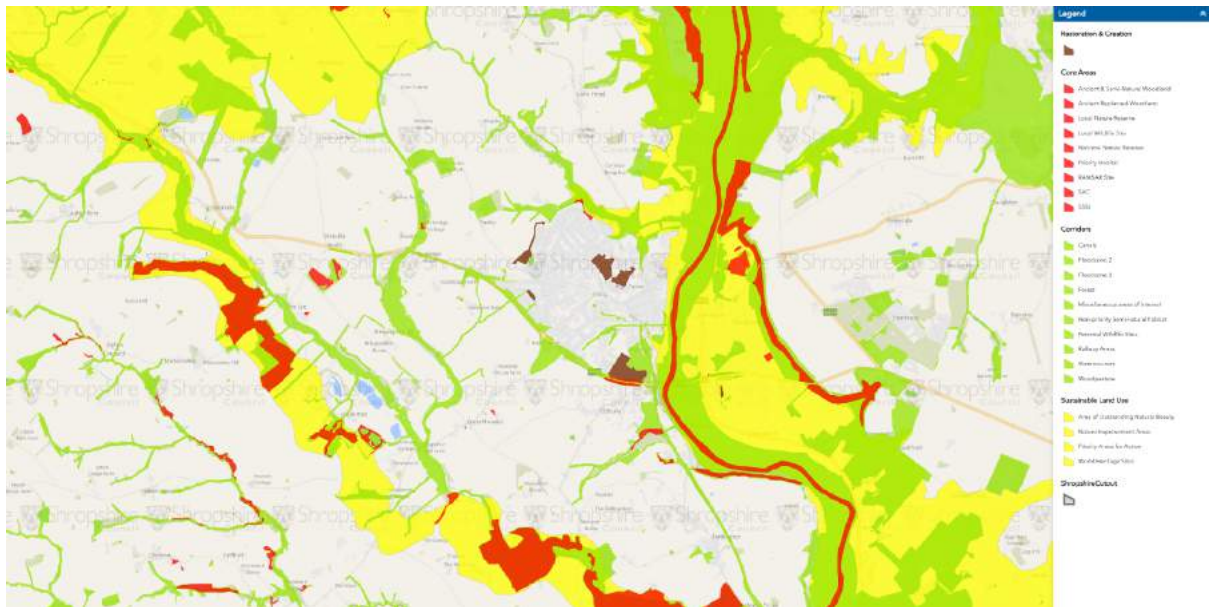
### Community concerns about the Tasley Garden Village

41. The steering group is invited to speak to the wider community to understand their concerns about the TGV, some of which were captured in the community event. It may be necessary to do further consultation to understand exactly what the community wishes to see delivered, particularly in relation to emerging SLP policy S3.
42. The steering group is asked to provide text that summarises the main points raised by the community in a short essay (no more than 4 pages please!). Photos and illustrations would be helpful.
43. AP will consider this text and will edit it accordingly for inclusion in the NDP. It will probably not be included in the policy section but rather, will be put under a heading such as “Development Pressures” or “Community Concerns”.

### Green infrastructure and biodiversity

44. This policy will link the existing strategic allocations to the countryside. The intention of the policy is to create a map showing the corridors (linking the allocations to the countryside) of key hedgerows and wildlife corridors (for instance Tiddle Brook). It would also be helpful to identify if there are any opportunities for biodiversity net gain and the creation of Nature Recovery Networks.
45. The best starting point is the Shropshire Environmental Network ([Shropshire Environmental Network \(SEN\) \(arccgis.com\)](https://www.shropshireenvironmentalnetwork.com))

## Strategic Environment Network



46. The steering group should focus on the green network and walk the parish, documenting what is there now and what could be improved. Please include the Wimpey Homes site. It would be very helpful if the parish council could find a chartered ecologist or similarly qualified professional in the community to assist in this.
47. It might also be helpful to contact other organisations such as the Woodlands Trust and the Shropshire Wildlife Trust to see if they can provide the parish council with information, preferably mapped and described as text. Shropshire Council may also hold information.
48. The purpose is to gather a comprehensive baseline. The parish council steering group can then identify such things as:
  - Important woodlands, individual trees and hedges worthy of special protection.
  - Linear routes that should be protected from development including harm from agricultural activities. This might be expressed as a corridor on a map.
  - Necessary improvements such as bat boxes, nesting boxes, bug hotels, flower planting areas, tree planting, etc. that would help nature recovery.
  - Improved community access to nature – how does the footpath network bring people to nature for their enjoyment and well-being whilst also preserving habitats to allow for nature recovery?
  - Do the water courses need any special protection, and do they require buffers on either shore?

- How do the strategic allocations link to the countryside and do you have any requirements for how the proposed linkages can be strengthened?

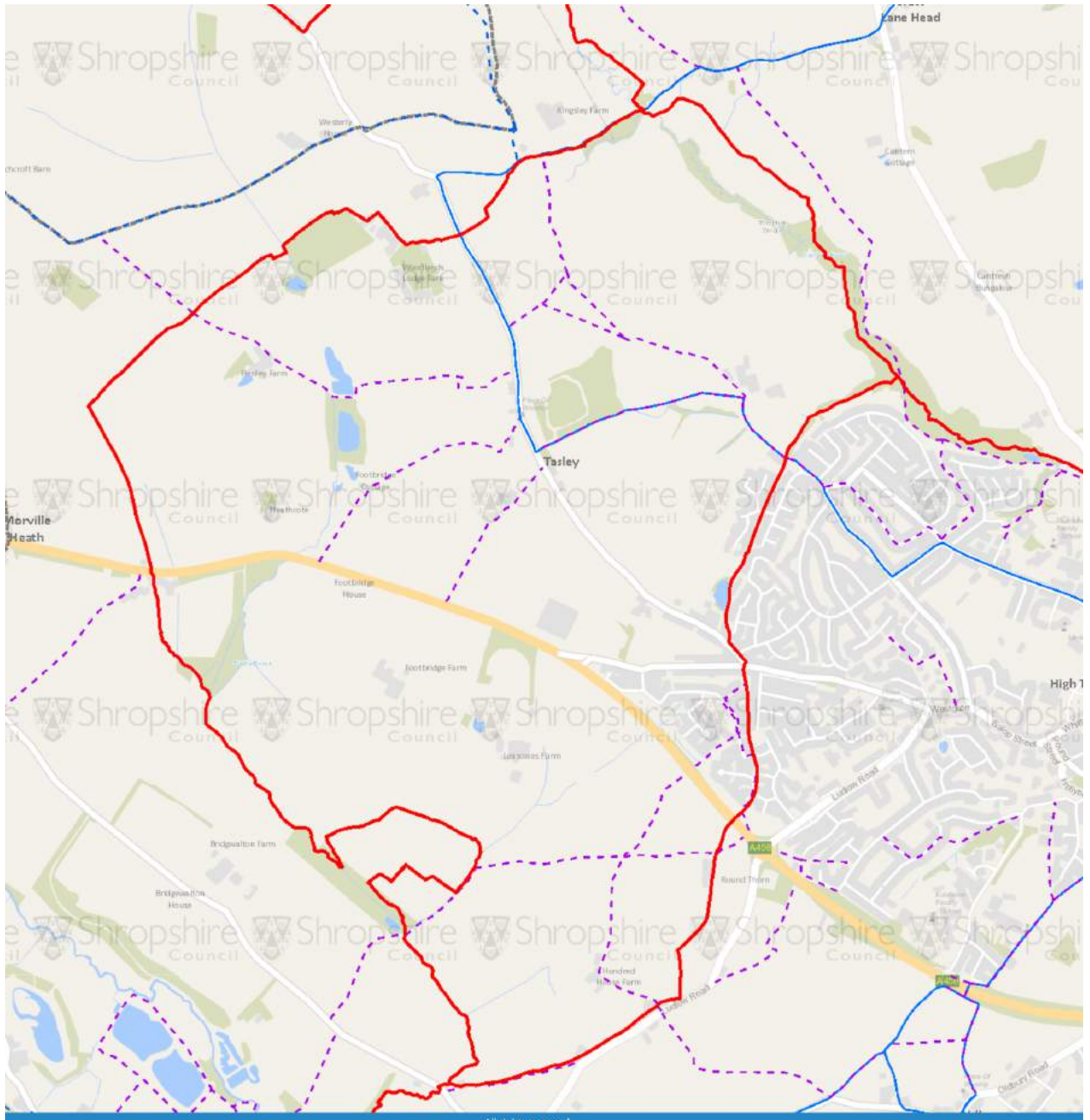
Once the group has gathered this evidence, we can then discuss how to bring it all together into a new policy.

Footpaths and cycle paths

49. This is the link to the definitive map of the public rights of way:

<https://shropshire.maps.arcgis.com/apps/webappviewer/index.html?id=00a0e03e79ee453ab6b787961ab192ec>

### Public rights of way in Tasley



50. Please find members of the community how are interested in walking to use all these paths and to monitor their condition. It will be necessary to think about the proposals put forward in the planning application and by Wimpey Homes.
51. The objective is to identify key routes (which may be all of them!) and where they need to be improved to provide better access AND to allow for nature recovery (so that people don't harm nature).

52. Please download a map and with a pen (or on screen) annotate the following for the PROW:

- GREEN (route is in good order – no issues)
- AMBER (route needs some improvements)
- RED (route is blocked or needs to be created).

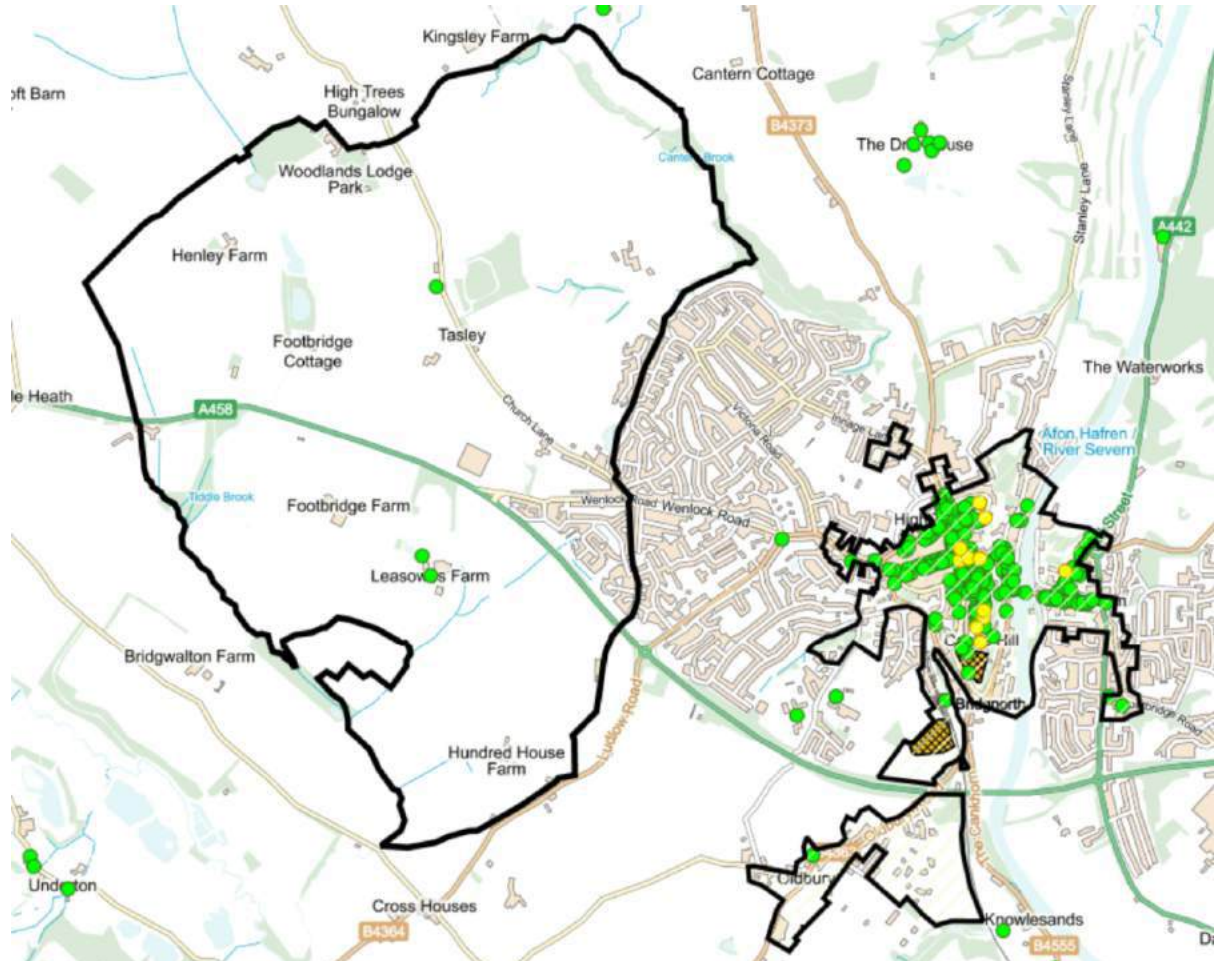
53. Where you have indicated amber or red routes, can you please put a number by each route and create a table setting out what you think needs to be done to bring the route to a green standard?

54. This information can either be used in negotiations on developer contributions for the applications when they come in or for the Parish Council to fund through its CIL contributions.

#### Heritage

55. There are not many heritage assets (listed by Historic England) in the parish. Here is a map. It would be helpful if the steering group could provide good photos of these assets.

### Listed buildings in Tasley



56. It will also be possible to identify “non designated heritage assets” in the NDP which can be conferred the same status as listed buildings for planning purposes. The water tower was mentioned in the community meeting.

57. The steering group should consider which assets should be protected as non-designated heritage assets (and this can include the cemetery or individual grave stones) and prepare a list with photos of each asset, including their location as a dot on a map.

58. The steering group should also directly approach any owners of these assets and understand their concerns about whether or not they should be designated as non designated heritage assets.

## Cemetery

59. Please speak to the Church and Church Wardens and obtain a written statement setting out how much space remains (as plots) and additional pressures (such as take-up by the wider Bridgnorth community). AP Ltd has a methodology for assessing burial needs that we will apply to the wider TGV to understand overall cemetery requirements.
60. Please consider how the existing cemetery could be extended if this is necessary. Please identify the landowner of any potential expansion land but don't contact them until it is certain that the land will be necessary for burial purposes.

## Community Hall

61. It would be helpful if the parish council could consider the provisions in all TGV allocations for community facilities and to draw a conclusion whether these are deemed suitable. If not, please explain why.

## *Support from Shropshire Council*

62. Shropshire Council (SC) has a duty to support neighbourhood plans. Following from the September 2022 meeting, it would be helpful if the parish council formally wrote to SC to set out the expected content of the NDP (and this report can be appended). In addition, SC has a duty to provide evidence so it should be possible to obtain environmental and burial data from them. Finally, at the 24 January 2023 meeting, it was clear that the community feels that the Taylor Wimpey proposals have been informally adopted by SC. This is unlikely to be the case and this needs to be verified one way or another. In addition, there was concern that such matters as the footbridge were unworkable but that SC "wasn't listening" to the community. It would be helpful to understand SC's intentions towards consultation on the TGV SPD.
63. A draft letter is attached as **Appendix 2** for the parish council to amend and send as appropriate. It is suggested that this letter should be sent to the head of planning, the head of policy and the local Shropshire councillor(s).

## Appendix 1: Output of the Vision Event

The first exercise was a SWOT analysis looking at the Strengths, Weaknesses, Opportunities and Threats that the residents considered they faced in the light of the emerging local plan policy for TGV and also, how this would affect the remainder of the parish.

A flipchart was used to record the audience's comments and is copied here:

### STRENGTHS

- Tasley is (currently) small and friendly.
- There is beautiful countryside.
- There are any walks and beautiful views over the countryside.
- There is low crime.
- Teasley's countryside is an asset for Bridgnorth.
- It has its own Parish Council and its own church.
- There are patches of beautiful woodlands.
- Tiddle Brook and Canern Brook run through the parish providing green corridors.
- The proximity to Bridgnorth is beneficial and provides local services.
- Listed buildings and other heritage structures add local interest.

### WEAKNESSES

- There are few amenities locally and residents must use Bridgnorth (shopping, services, petrol, schools, doctors).
- The roads are in a poor state.
- The main road (A458) will bisect the Tasley leaving TGV on one side and the remainder of the village on the other side. The route is designated as a strategic growth corridor between Dudley and Shrewsbury and this will increase traffic and also resultant severance between the two sides of the TGV.
- Police is provided by Much Wenlock.
- Concern that the new development will have a lack of walkways across the A458. The proposed footbridge is considered by the attendees to be unworkable and will not promote walking between TGV and the rest of Tasley village and Bridgnorth.

## OPPORTUNITIES

- The new TGV centre may provide services/amenities that are currently lacking which will be welcomed (schools, services, shops, doctors, etc.)
- The CIL funding for TPC can be used to fund local improvements.
- The NDP can provide opportunities for focused biodiversity net gain and nature improvement projects.
- Local jobs will be created which will reduce out-commuting.
- The potential for energy generation will make the area more sustainable.
- There may be new allotments which are currently not provided.
- The TGV and NDP may build a stronger sense of community if severance issues can be redressed.
- Provision of outdoor sports and recreation facilities.
- Protection of key historic features such as water tower.
- Affordable housing that will be tenure blind will attract young people into an area with a high proportion of older people.
- Provision of busses into Bridgnorth.
- More and better opportunities for walking and cycling.
- Protection of remaining green space and farmland.

## THREATS

- That the older allocation and the newer allocation will develop as two separate communities separated by the A458 and that they will have different “cultures”.
- That the NDP and the existing community will not have sufficient influence on the GTV which is being agreed between SC and the developers without meaningful communication with the community.
- The industrial estate borders on the footpath that would be the best route from the TGV into Bridgnorth – will there be a conflict that will diminish the attractiveness of this route?
- The views of the approach to Bridgnorth from Shrewsbury will be lower quality.
- The infrastructure in Bridgnorth will not be able to cope with the new enlarged population.
- That there will be a considerable growth in road traffic.
- The loss of 300 acres of Grade 3A agricultural land.

- The masterplan seems to be developer led with no community input.
- There is a lack of transparency by SC and there are questions about how some of the supporting evidence was collected (for instance, traffic data was collected during lockdown and does not reflect the reality of the number of cars using local roads).

## Appendix 2: Draft Letter to Shropshire Council

Dear XXXXX,

Tasley Neighbourhood Development Plan

Tasley Parish Council held a community meeting on the evening of 24 January 2023. The meeting was very well attended with around 60 people filling our small community hall.

The session was led by our planning consultant, Dr Andrea Pellegram MRTPI, who explained to the meeting that the NDP could not alter the Shropshire planning policies and that it should focus mainly on planning matters outside the strategic allocations. However, the community remained very concerned about aspect of the Tasley Garden Village (TGV) and this was discussed in the meeting in some length. In the meeting, we also agreed a set of policies that the NDP might contain and a draft Vision for the parish.

We have now been advised by our consultant that the policies should focus mainly on land outside the allocations with the possible exception of community infrastructure, but that it would be appropriate for the text of the NDP to discuss some of the issues of concern to the community.

The proposed policies are as follows:

- **Green infrastructure and biodiversity** – identifying the existing natural baseline in the parish (mainly outside the TGV) to ensure that natural features and corridors were identified and that there were proposals for their protection and enhancement. There would also be proposals to ensure that the TGV linked to these natural networks.
- **Footpaths and cycle paths** – identification of routes to/from TGV linking to countryside the Bridgnorth to increase attractiveness of the routes so that they were well/regularly used.
- **Heritage** – to identify key heritage assets to ensure that they were protected and enhanced.
- **Cemetery** – assess the capacity of the existing cemetery to determine whether it is sufficient for the new development and if not, propose a new site if possible.
- **Community hall** – a new hall would be required to add to the existing provision. This would be sought as a negotiation with the TGV developers and the proposal would also make provision for ongoing management and maintenance.

However, the community remains unclear about how the TGV will be delivered. The main issues were matters of particular concern:

- The need for new infrastructure to accompany the housing. The new infrastructure would be required in both Tasley Parish and Bridgnorth Town.
- Shropshire Council should as a matter of urgency produce plans for the proper integration of the different parts of the TGV to allow the new area to function as a single community, and not two communities severed by the A458. This would require better linkages for foot and cycle traffic than the bridge that is currently proposed by the developers but that was considered to be “unworkable” for people wishing to travel on foot and cycle. The bridge idea was considered to be particularly unsuitable for people with mobility hinderances and parents with small children.
- The need for the new development to make provision of community facilities and other public infrastructure that was also accessible to the existing community so that they could also benefit.

We have reconsidered emerging Shropshire local plan policy S3 which states:

*Development will comply with the principles of a ‘garden village’ identified within the Garden Communities Prospectus and the TCPA Garden City Standards guides or any updated equivalent guidelines, whilst also complementing Bridgnorth’s character. The development of this site will be in accordance with a vision, design code and masterplan which will be prepared in consultation with the public and adopted as a Supplementary Planning Document by Shropshire Council.*

We have also considered the Garden Community’s Prospectus which contains the following criterion:

**Locally-led**

11. Strong local leadership is crucial to developing and delivering a long-term vision for these new communities. All proposals should have the backing of the local authorities in which they are situated, including the county council in two-tier areas. We are particularly interested in proposals which demonstrate collaboration across local authority boundaries. To ensure that the potential local growth benefits have been considered, it will be desirable for proposals to have the support of the Local Enterprise Partnership, where the area has one.
12. Proposals should set out how the local community is being, or will be, engaged and involved at an early stage, and strategies for continued community engagement and involvement. We are clear that local communities – both current and future residents – must have a meaningful say in developing the proposal from design to delivery.

And we have considered the Shropshire Statement of Community Involvement which states:

## **2.5 Supplementary Planning Documents (SPD)**

SPDs do not form part of the Development Plan for the area. Instead they provide a useful means of expanding upon existing policies within Development Plan Documents. They can therefore take a themed approach such as affordable housing delivery; or they can focus on a particular geographical area. As SPDs do not introduce new policy they are not subject to independent examination. They are however subject to community involvement in their preparation.

In Shropshire there are currently Supplementary Planning Documents for the Type and Affordability of Housing, Developer Contributions and Sustainable Design. There is also an SPD for the Pontcysyllte Aqueduct World Heritage site jointly produced with Wrexham Borough Council

Tasley Parish Council appreciates that the emerging Shropshire local plan with the allocation of additional TGV land in Tasley is not yet through its local plan inquiry and that the allocation has not been adopted.

However, it appeared in our meeting with Eddie West on 26 September 2022 that the content of the SPD had reached some form of informal agreement. Our community clearly believes that the SPD will be led by the Wimpey Homes prospectus. You may wish to dispute this point.

**Tasley Parish Council would be grateful to receive a clear statement of the Local Planning Authority's intentions regarding community involvement in the preparation of the Tasley Garden Village SPD.**

The Parish Council would of course be very happy to facilitate in any way necessary to obtain full community participation.

Moving on now to the NDP policies and evidence, since the NDP will not be allocating sites, it will not be necessary to request a housing needs requirement. However, it would be helpful if the following information could be provided to assist in the policies outlined above:

- **We would welcome receipt of all environmental and historical records (HER) for Tasley Parish to help us establish a baseline.**
- **Any standards that the planning authority might use to determine the size of a community hall for the final TGV (excluding "possible land for expansion"). We consider that if we were to require such a hall, it would be subject to Para. 57 of the NPPF and we would prefer to base our policy on an agreed standard if that is possible.**

- **An assessment of how burial space requirements will be accommodated in ANY of the phases of the TGV. It is our understanding that whilst the existing cemetery has space remaining (which we will confirm with the Church Wardens), we also understand that burial space is being taken up by residents of Bridgnorth where there is no remaining space. If Shropshire Council has not considered this aspect of the necessary development infrastructure, it may be necessary for the NDP to allocate land for burials. We have access to a proven methodology for assessing future burial requirements which we can discuss with you if necessary.**

Our steering group will begin evidence gathering immediately so we would be very grateful to have this information provided to us as quickly as possible.

Ideally, we would like to understand the parish's requirements before the planning application is submitted for the land in the emerging Shropshire local plan so that we are in a better position to negotiate with the developers.

Best wishes and thank you in advance for your advice and assistance,

Yours sincerely,

XXXXXXXX

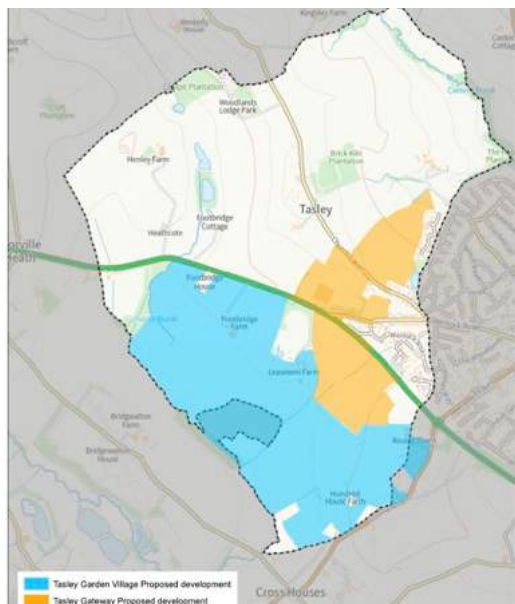
## **TNP Consultation Statement Appendices**

### **Appendix 3 Leaflet advertising survey of January 2024**

# Tasley Parish Council

## Neighbourhood Development Plan

### Online Survey



**If you have any questions or would like to join members of the Parish Council and Neighbourhood Development Plan Steering Group for coffee and homemade cake please drop in to Tasley Village Hall, Church Lane between 11.00 and 16.00 on 20th January 2024.**

Laptops will also be available at the hall for you to complete the survey.

## **You have received this leaflet because you live in Tasley and we would like to hear your views**

Tasley Parish Council is preparing a Neighbourhood Development Plan for the Parish and is conducting a community survey to give all residents the opportunity to express an opinion on Tasley's future development.

The survey is a crucial element of the evidence base to inform the next stages of the preparation of the Plan and was designed by the Neighbourhood Plan Steering Group based on the issues raised at the Neighbourhood Plan Launch event in January 2023.

**The survey is available online until 14th February this year at <https://sites.google.com/view/tasleysurvey>.**

*Paper copies of the survey are available in Tasley Village Hall porch or can be requested by emailing [tasleyndpsurvey@gmail.com](mailto:tasleyndpsurvey@gmail.com) and will be also available at the drop-in session at Tasley Village Hall.*

# TNP Consultation Statement Appendices

## Appendix 4 Survey January 2024

### Tasley Neighbourhood Plan Survey

#### We want to hear your views!

Tasley Parish Council is preparing a Neighbourhood Development Plan for the Parish and is conducting a community survey to give all residents in the area the opportunity to express an opinion on Tasley's future development. The Neighbourhood Plan based on this shared vision will help shape the growth of the local area.

The survey is a crucial element of the evidence base to inform the next stages of the preparation of the Plan and was designed by the Neighbourhood Plan Steering Group based on the issues raised at the Neighbourhood Plan Launch event in January 2023.

The Neighbourhood Plan Steering Group comprises local residents and councillors and is assisted by an independent planning consultant and officers from Shropshire Council.

#### Key elements of the Plan might be:

- Ensure environmental factors and sustainability in the development of the area.
- Contribute to a shared vision for the neighbourhood, including development and growth.
- Plan better footpaths and introduce cycle paths, hopefully leading to a reduction in car use where appropriate.
- Retain green spaces and greenfield sites.
- Identify (with landowners' consent) areas suitable for future development.

#### Why do we need a Neighbourhood Plan?

A Neighbourhood Plan, once adopted, gives communities statutory powers, has a standing in law and, alongside the Shropshire Local Plan, will focus on the future development of the area.

A Neighbourhood Plan for Tasley must reflect the views of those who live, work or use the facilities within the parish boundary whilst not contravening policies set out in the Shropshire Local Plan and National Planning Policy Framework.

Significant residential development is being proposed in Tasley over the next 10 years and the Tasley Neighbourhood Plan could influence how the following proposed developments are planned and built (see map on next page):

- The Tasley Gateway, off Church Lane, is currently awaiting outline planning permission for a development that will ultimately consist of around 550 homes.
- The draft Shropshire Local Plan, currently under examination by a Planning Inspector, includes provision for a Tasley Garden Village, a 1050 home development on the southern side of the A458 between the Ludlow Road traffic island and just beyond Footbridge House.

#### Survey

The survey following is designed to gather your views so they can be included in our Tasley Neighbourhood Plan and provide evidence to Shropshire Council and the Planning Inspector that the Steering Group has consulted and listened to you.

Compulsory questions are marked with an asterisk.

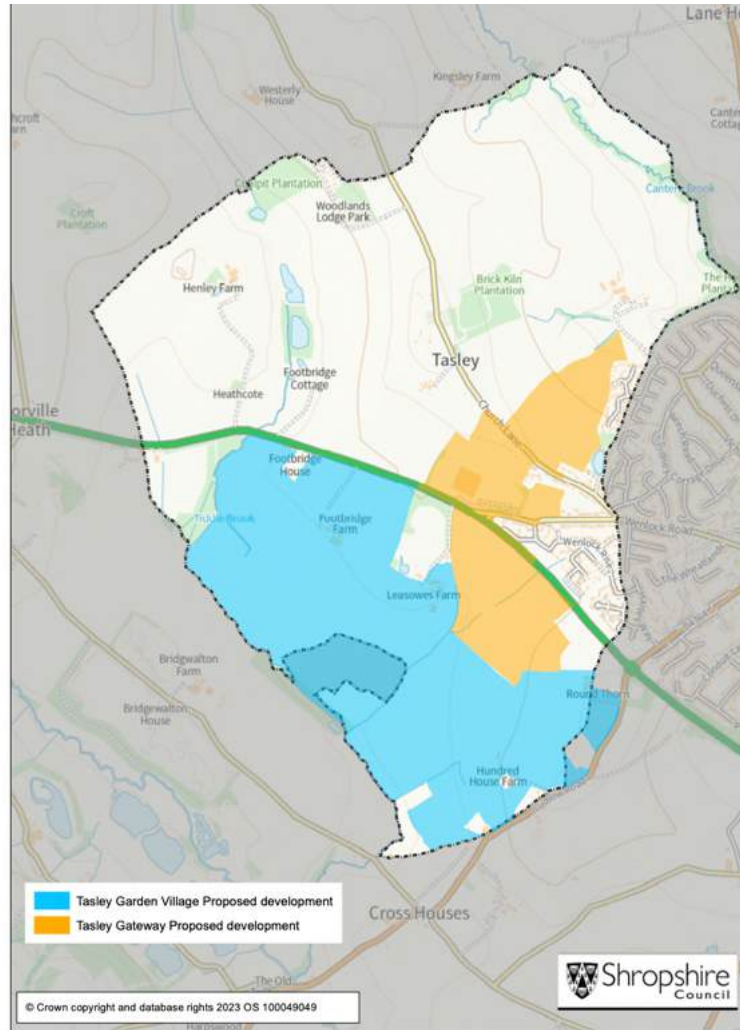
There is a box in the porch of Tasley Village Hall, Church Lane where you can drop off your completed survey.

**PLEASE ENSURE THAT YOU SUBMIT YOUR INPUT BY :**

**14th FEBRUARY 2024**

**WHEN THE SURVEY WILL BE CLOSED**

**Tasley Parish Boundary showing proposed developments, Tasley Gateway and Tasley Garden Village**



**Neighbourhood Plan: Vision**

Tasley will be a viable and more cohesive community with good access to key services and amenities either provided locally or, where appropriate, accessible in Bridgnorth centre.

It will also provide a suitable range of housing to include affordable housing to buy and to rent which will be equal in build quality to private housing, aspiring towards meeting zero carbon housing standards.

It will be a place where nature has been enhanced with improved biodiversity and accessibility to the protected countryside via well-maintained and popular walking and cycling routes.

Heritage assets will be protected.

There will be a supply of locally sourced sustainable energy.

Families will be able to access a local burial site.

**2.1 Do you support the Neighbourhood Plan Vision?\***

Yes

No

**2.2 If NO, please give your comments on the Vision below:**

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### Living and Working in Tasley

Tasley Parish Council wants your thoughts about the parish as it is today, what do you value about living or running a business in Tasley, how often do you use the amenities (footpaths, open spaces, etc.) in the parish, and what are your concerns (e.g. regarding traffic, noise).

#### 3.1 How do you rate Tasley parish?\*

	As a place to live	As a place to do business in
Excellent	<input type="radio"/>	<input type="radio"/>
Very Good	<input type="radio"/>	<input type="radio"/>
Good	<input type="radio"/>	<input type="radio"/>
Average	<input type="radio"/>	<input type="radio"/>
Poor	<input type="radio"/>	<input type="radio"/>
Not Applicable	<input type="radio"/>	<input type="radio"/>

#### 3.2 What do you value about living in Tasley

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#### 3.3 What do you dislike about living in Tasley?

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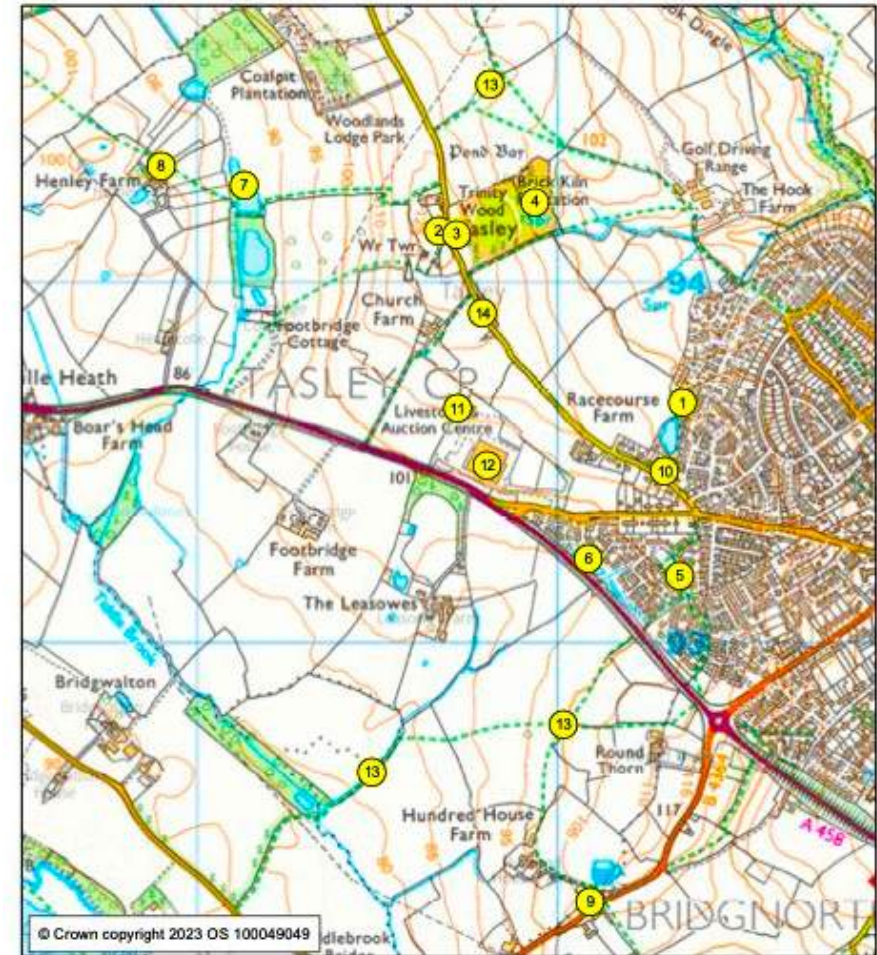
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### 3.4 How often do you use/visit the following facilities?\*

	Once a week or more	Monthly	Occasionally	Never
1. Nature Zone off Cleve View Road	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Tasley Church and Grounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Cemetery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Trinity Wood / Brick Kiln Plantation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Wenlock Rise Central Green with Play Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Wenlock Rise Natural Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Woodlands Lodge Fishing Pools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Henley Farm Stables	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9. Punchbowl Pub and Restaurant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Tasley Village Hall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. Businesses adjacent to the Cattle Market	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. The Cattle Market	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
13. Public Footpaths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
14. Church Lane for walking, running or cycling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Tasley Parish Facilities**



## Section 3 of 8

## Tasley Neighbourhood Plan : Survey

### 3.5 Are there any other Tasley facilities you use or visit?

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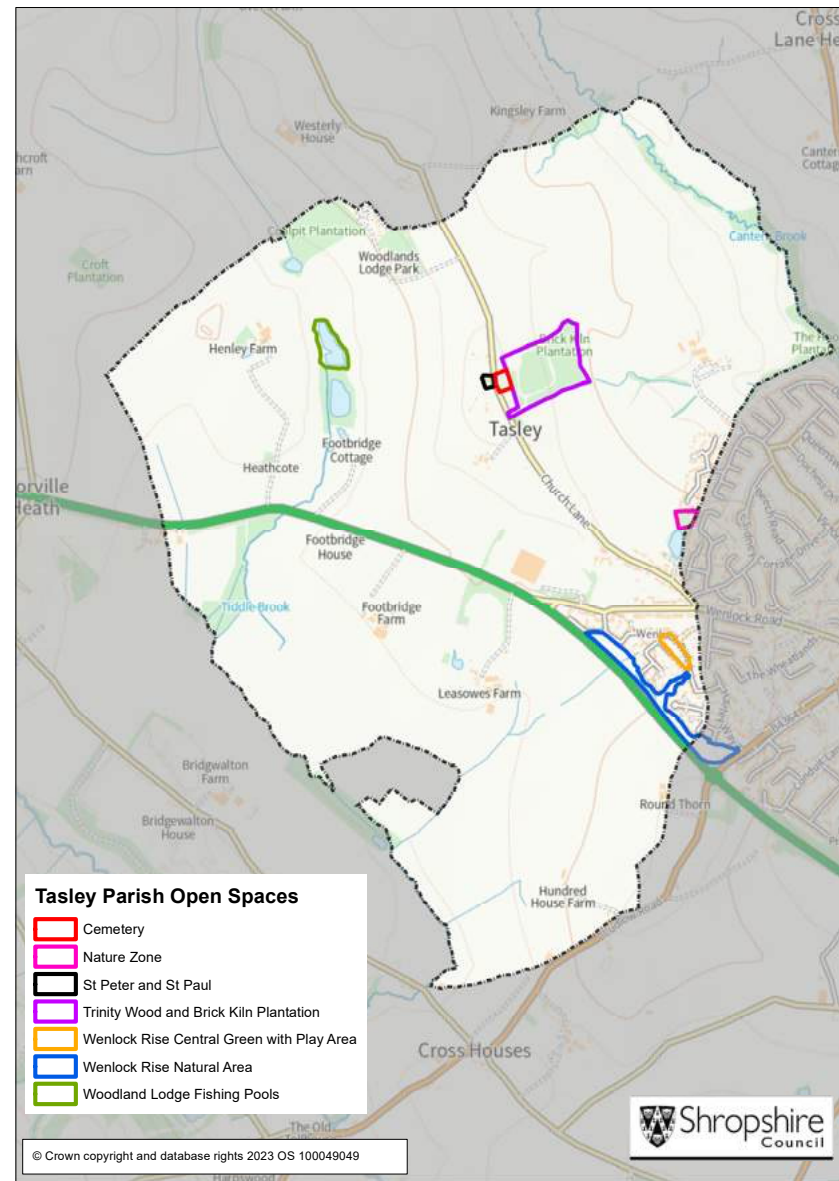
### 3.6 Which of the following public green spaces in Tasley do you think are of value for community use, heritage, wildlife or visual amenity (views and surroundings) and should be given long term protection through a policy in the Neighbourhood Plan?\*

- Cemetery
- Nature Zone off Clee View Road
- St. Peter & St. Paul Church and Grounds
- Trinity Wood / Brick Kiln Plantation
- Wenlock Rise Central Green with Play Area
- Wenlock Rise Natural Area
- Woodland Lodge Fishing Pools

Other : please specify

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## Section 3 of 8

## Tasley Neighbourhood Plan : Survey

### 3.7 Are you aware of these heritage assets in Tasley parish?\*

	Yes	No
The site of the old Bridgnorth Racecourse (gate remains in the hedge on Church Lane)	<input type="radio"/>	<input type="radio"/>
Brick Kiln Plantation - site of the old brick kiln (in the woods opposite the church)	<input type="radio"/>	<input type="radio"/>
Tasley Church and Church Yard.	<input type="radio"/>	<input type="radio"/>

### 3.8 Would you wish to celebrate their history?\*

	Yes	No
The site of the old Bridgnorth Racecourse (gate remains in the hedge on Church Lane)	<input type="radio"/>	<input type="radio"/>
Brick Kiln Plantation - site of the old brick kiln (in the woods opposite the church)	<input type="radio"/>	<input type="radio"/>
Tasley Church and Church Yard.	<input type="radio"/>	<input type="radio"/>

### 3.9 If you are aware of any other potential heritage assets in Tasley, please give details.

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### 3.10 Presently what forms of transport do you use within the parish?\*

	Once a week or more	Monthly	Occasionally	Never
Agricultural vehicle	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Car or van	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cycle	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobility scooter / wheelchair	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Motorcycle	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Truck	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Section 3 of 8

## Tasley Neighbourhood Plan : Survey

### 3.11 Are you concerned about?\*

	Yes	No
The speed of traffic in the parish	<input type="radio"/>	<input type="radio"/>
The speed of traffic on the bypass	<input type="radio"/>	<input type="radio"/>
Traffic noise from the bypass	<input type="radio"/>	<input type="radio"/>
Pedestrian/cycling safety in the parish	<input type="radio"/>	<input type="radio"/>

### 3.12 Do you think there are enough footpaths, cycle paths in the parish?\*

	Yes	No
Footpaths	<input type="radio"/>	<input type="radio"/>
Cycle paths	<input type="radio"/>	<input type="radio"/>

### 3.13 If NO please state where you think there should be more footpaths or cycle paths?

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**3.14 Where do you go for the following activities:**

	Food Shopping	Clothes Shopping	Entertainment (Eating Out, Cinema, etc.)	Professional services (e.g. solicitors, accountants)	Doctor and dental services	Other services (e.g. hair dressers, beauty salons)	DIY and household goods (home and garden)	Organised physical activities (e.g. sports, gym, yoga)
Bridgnorth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Telford	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wolverhampton	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Kidderminster	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shrewsbury	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Online	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**3.15 If you go to other locations, not included above, please list the activity and location below::**

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## Section 4 of 8

## Tasley Neighbourhood Plan : Survey

### The future of Tasley as a place to live and work

Tasley Gateway is already part of the current Local Plan and therefore likely to go ahead.

If the Tasley Garden Village is approved by the planning inspector it will be included in the new Local Plan.

The Neighbourhood Plan will, however, have some influence over the new development and infrastructure it will bring.

#### 4.1 Would you use any of these facilities if they were in Tasley?\*

	Once a week or more	Monthly	Occasionally	Never
Allotments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Children's nursery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community centre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community café in the community centre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community energy scheme	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cycle routes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Doctors surgery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Once a week or more	Monthly	Occasionally	Never
Improved bus services to Bridgnorth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More children's play areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More wildlife/nature areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Park and ride	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pharmacy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Primary school	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sports pitches with changing facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

#### 4.2 Are there any other facilities you would use if they were in Tasley? Please give details.

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## Section 4 of 8

### Tasley Neighbourhood Plan : Survey

**4.3 If you had an electric vehicle now or in the future would you use public chargers in Tasley?\***

- Yes       No

**4.4 Thinking about things that could be done to improve road safety in the parish (taking into account potential new development), which of the following do you think would be important?\***

	Very Important	Important	Not Important	No Opinion
Cycle paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Footpaths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Junction improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Off road parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pedestrian crossings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Roundabout/mini roundabout	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Speed restrictions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic calming	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Weight restrictions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**4.5 If you answered very important or important to any of the above, please state the location where you think these measures should go and any information about the type of improvement you may wish to add.**

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## Section 4 of 8

### Tasley Neighbourhood Plan : Survey

**4.6 When considering pedestrian access across the A458 Bypass between the potential developments such as Garden Village and existing houses in Tasley and Bridgnorth would you favour?\***  
(You may tick more than one box.)

- 1. A pedestrian bridge at the roundabout junction with Ludlow Road
- 2. Pedestrian crossings and traffic calming adjoining Wenlock Rise
- 3. A pedestrian underpass adjoining Wenlock Rise

**4.6 Other: Please specify**

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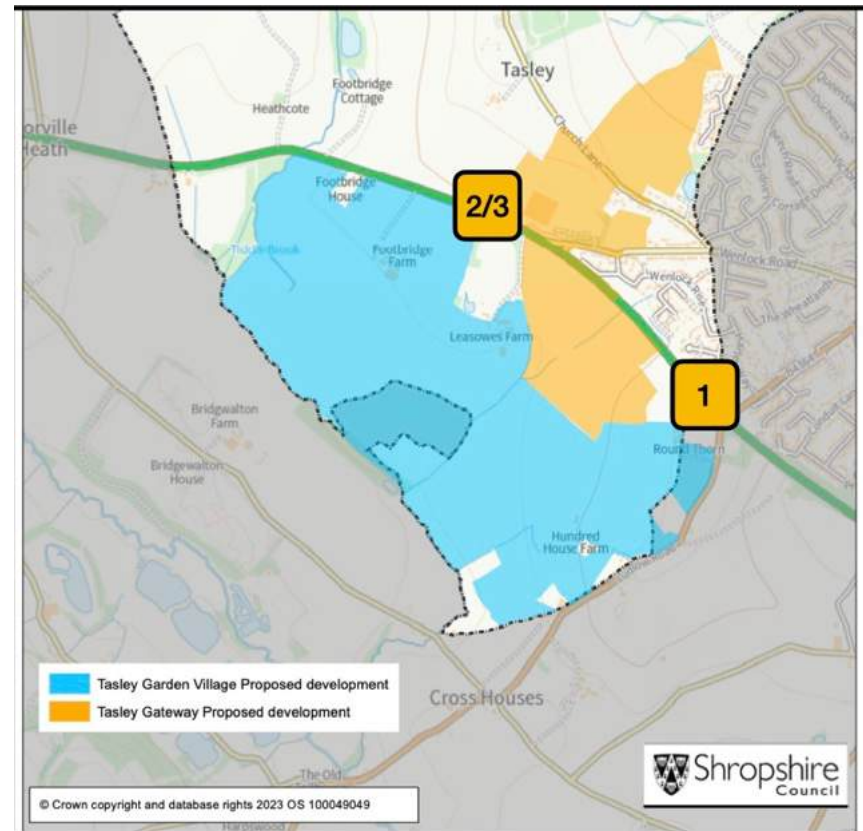
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**Future Housing**

The Tasley Gateway and Tasley Garden Village developments include approximately 1600 additional houses in Tasley. The Parish Council would like to know your views on what types of housing is needed and what is important to you.

**5.1 Do you wish the Neighbourhood Development Plan to encourage any of the following types of homes?\***

	Yes	No	No Opinion
Adapted homes to enable older people to downsize/move into	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable homes – shared ownership	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable homes to rent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bungalows	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Eco homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Flats	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homes adapted for disabled people	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homes with designated workspace	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homes with good garden soil and space to grow produce	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Yes	No	No Opinion
Large family homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small family homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Self-build homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**5.2 Other types of housing, please specify**

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**5.3 For new homes built in the parish, what is important to you?\***

	Very Important	Important	Not Important	No Opinion
Environmentally friendly homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homes built with modern materials and building methods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homes visually in keeping with the locality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homes with off street parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homes with a garden	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low rise homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable homes to rent or to buy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Future Community Facilities**

Any new development may require additional amenities, e.g. shops, community hall, schools. The Parish Council would like your views on what amenities should be included in new development.

**6.1 Thinking about any new community facilities, e.g., community hall, GP surgery, primary school in the parish. How important is each of the following?\***

	Very Important	Important	Not Important	No Opinion
Facilities are designed to include safe, integrated open spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilities are easily accessible for all	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilities are easily accessible via walking or cycling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilities are designed to minimise carbon emissions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilities are visually in keeping with the locality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**6.2 Which of the following renewable energy methods would you like to encourage in the parish?\***

	Encourage	Neutral	Discourage
Community wind turbines	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Private individual wind turbines	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Solar farms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Solar panels on commercial buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Solar panels on community buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Solar panels on existing buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Solar panels on new homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**6.3 Do you work in or run a business in Tasley?\***

- Yes
- No

## Section 6 of 8

## Tasley Neighbourhood Plan : Survey

### 6.4 If you do not work in Tasley which route do you usually take to your workplace?

- Bridgnorth
- A458 to Shrewsbury
- A458 to Stourbridge
- A454 to Wolverhampton
- A442 to Telford
- A442 to Kidderminster
- B4373 to Brosely
- B4364 to Ludlow

### 6.5 Other directions (not listed above)

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### 6.6 Thinking about how they would support your life or business in Tasley, how important are the following aspects of infrastructure to you?\*

	Very Important	Important	Not Important	No Opinion	Not Applicable
Better and more cycle/foot paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Secure cycle parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Better public transport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Better road infrastructure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Car parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community workspace	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Faster broadband	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More reliable broadband	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improved mobile phone reception	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local skills directory	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Section 6 of 8

### Tasley Neighbourhood Plan : Survey

**6.7 There is some employment land planned in the new development. What type of premises would you like to see?\***

	Yes	No
Shared workspace with internet	<input type="radio"/>	<input type="radio"/>
Additional space at existing premises	<input type="radio"/>	<input type="radio"/>
Small low-cost units for start-ups	<input type="radio"/>	<input type="radio"/>
Low-cost shared hubs	<input type="radio"/>	<input type="radio"/>
Artisan/workshops	<input type="radio"/>	<input type="radio"/>
Green/net zero (ecologically designed business premises)	<input type="radio"/>	<input type="radio"/>

**6.8 What sorts of businesses do you think should be encouraged in the parish?\***

	Yes	No	No Opinion
Amenity such as pub/restaurant or hotel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Artisan/craft workshops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Children's nursery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Garden centre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Green/net zero businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Manufacturing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small supermarket	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Services, e.g. finance, legal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**6.9 Other business – please specify.**

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**Finally we need some information about you**

Tasley Parish Council has a commitment to understanding the views, needs and wants of different members of the community in Tasley.

This information will help the council to deliver a better Neighbourhood Development Plan based on evidence about the local population. The following questions will help us to analyse which groups of people have taken part in research and consultation, and how views vary between different groups.

**7.1 Are you a Tasley resident?\*** Yes No**7.2 What age group are you in?\***

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- Over 65

**7.3 Do you consider yourself to be a disabled person? \*** Yes No

**Thank you for completing this survey**

Tasley Parish Council appreciate the time and effort you have taken to complete this survey. We value your opinions and views and will publish the results shortly. Your input will be used to formulate the Tasley Neighbourhood Plan which will be published for consultation before submission to Shropshire Council.

**Tasley Parish Council**  
**Neighbourhood Plan Steering Committee**

**If you would like to contribute to the development of the Neighbourhood Plan please include your contact details below.**

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## **TNP Consultation Statement Appendices**

Appendix 5 Summary report of responses to survey of January 2024



# Tasley Neighbourhood Plan Survey Results

Tasley Parish Council : Neighbourhood Plan Committee 2024

15th February 2024

## 1. Survey Methodology

This survey was carried out on-line using Google Forms and in paper form between January 2nd and February 14th 2024.

Some responses were collected as online inputs prior to January 2nd for test purposes and are included in the data.

The survey was advertised by posting flyers to all households in Tasley, by newspapers (Shropshire Star and the Bridgnorth Journal), by social media (i.e. local facebook sites) and by word of mouth.

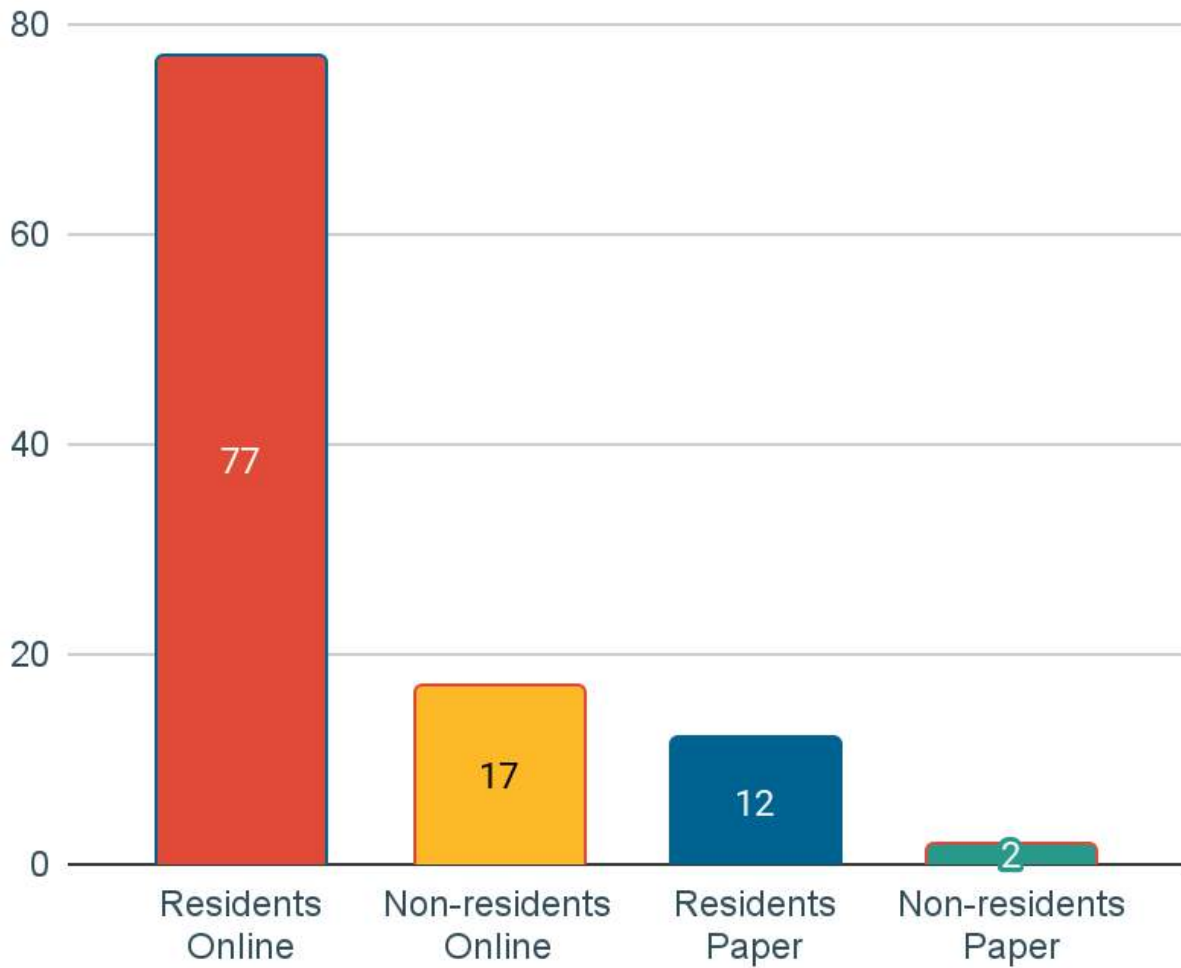
A drop in session was held in Tasley Village Hall on Saturday 20th January at which attendees could either fill in the survey online or take away a paper form.

The response data (both from the online survey and the paper format) have been downloaded or in the case of the paper forms entered directly into Google Sheets spreadsheets and the data summed for each question. The summations split the data into groups (i.e. Residents, Non-residents, Respondents that work or run a business in Tasley, and All Responses). The data is presented in tabular and chart form and where applicable the data is sorted high to low to rank the responses.

For some questions the survey asked for written comments, these are shown verbatim and have been summarised by identifying common phrases/themes and then assigning these common phrases/themes to the respondents text. The number of occurrences of the phrase/theme has been counted and shown in chart form ranked from high to low. Assigning the phrase/theme to the respondents text is a subjective process. It is therefore recommended that the verbatim text should be reviewed before drawing any conclusions.

Some respondents using the paper format failed to answer some of the questions and for some questions multiple responses were permitted, or submitted multiple responses where only one was required. These responses have been included in the totals such that the total number of responses are different for each question.

Online		Paper		Total		Total
Residents Online	Non-residents Online	Residents Paper	Non-residents Paper	Residents Total	Non-residents Total	
77	17	12	2	89	19	108
71%	16%	11%	2%	82%	18%	



## 2. Neighbourhood Plan : Vision

Tasley will be a viable and more cohesive community with good access to key services and amenities either provided locally or, where appropriate, accessible in Bridgnorth centre.

It will also provide a suitable range of housing to include affordable housing to buy and to rent which will be equal in build quality to private housing, aspiring towards meeting zero carbon housing standards.

It will be a place where nature has been enhanced with improved biodiversity and accessibility to the protected countryside via well-maintained and popular walking and cycling routes.

Heritage assets will be protected.

There will be a supply of locally sourced sustainable energy.

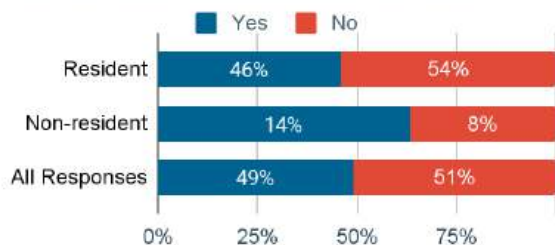
Families will be able to access a local burial site.

### 2.1 Do you support the Neighbourhood Plan Vision

2.1 Do you support the Neighbourhood Plan Vision?

	Yes	No	Yes	No
Resident	40	47	46%	54%
Non-resident	12	7	14%	8%
All Responses	52	54	49%	51%

2.1 Do you support the Neighbourhood Plan Vision?



2.1 Do you support the Neighbourhood Plan Vision?

Net Approval Rating = %Yes-%No

Residents	-8%
Non-residents	6%
All Responses	-2%

## 2.2 If NO, please give your comments on the Vision below:

### 2.2.1 Residents Comments

I have intentionally moved here as there are very few houses around my house. I paid a lot of money for my house and the land that it lies on and do not want this to be tarnished by the building of over 1000 houses around my home.

In building on farming land which is what will be done you will be taking jobs and work away from local farmers. Building in these fields will cause flooding, likely to my property as there will not be fields around it for rain water to drain into. There will be added traffic which the roads around will not be able to handle as well as added people which the local doctors, schools and supermarkets will not be able to accommodate

Shropshire is a rural place, people move here to be in the countryside away from big cities and people. This proposed plan eliminates most of the beautiful countryside around Bridgnorth which so many people love. Tourists will no longer come to the area as there will no longer be countryside to look at and walk around, instead just housing estates like 80% of the rest of the UK. It will decrease the value of current properties in the area and these properties will lose their current views, which is one of the main reasons we live in such a rural place. It will have a massive impact on all the farmers in the area, they will lose all their land and business to produce the fruit, vegetables and meat which supplies Bridgnorth with local produce which everyone loves. The next big issue with this proposal is the infrastructure around Bridgnorth, these plans say there is going to be at least 1050 new homes, even at a minimum of 2 people per household Bridgnorth and surrounding areas aren't going to be able to cope with that many more people. The dentists, doctors, vets, petrol stations, EV charging stations, even the town centre itself aren't going to be able to accommodate all these new people. Then there are the schools, yes there may be a new school being built but that isn't going to be anywhere near enough for all the new school children that it will bring to the area, the current schools are already over subscribed. Yes it may create new jobs but again it won't create anywhere near enough to accommodate all the new people, which then way over populate the area with people who can't get jobs near which will then more than likely lead to them claiming benefits.

Losing more countryside. More people in town with not enough to facilitate them

Bridgnorth doesn't have the infrastructure for this, doctors can not cope now, there isn't enough primary or secondary schools. The roads are terrible and not being maintained, there isn't enough parking in the town, it's going to cause more carnage than it already is now.

I believe that the area can not cope with this amount of new homes . There is simply not enough places in schools for all the new children it would bring there are not enough doctors to cover all the new patients the roads are not good enough to cope with all the extra traffic . Also it will destroy areas of natural beauty .

I moved to Bridgnorth from Wolverhampton some time ago to escape an area where they build multiple homes on top of each other creating a "concrete city". This will completely ruin this beautiful rural town. With all these homes being built, is there any consideration on additional schools and other services such as Doctors etc. It's difficult enough as it is to get a GP appointment. We also have 2 secondary school's, is that going to be enough to cater for the amount of houses being built and families moving into them needing these services? Parking and traffic is also a concern and building more home will increase this issue, particularly as they will be new builds where architects design narrow bends and not enough car parking spaces for larger family homes. I think this is a terrible idea and will completely take away how beautiful this town is.

Way too many houses for existing amenities parking infrastructure

Bridgnorth does not have the infrastructure to cope with 2000+ households the proposal includes such as schools, healthcare and social care.

Infrastructure doesn't support development of this size. Green spaces taken away from local residents, environmental impact on local wildlife populations. Footpaths destroyed.

Worried about the density of housing.

there will be no infrastructure to supply and support such a huge amount of property

too large a development not enough infrastructure in place

losing too much green space and destroying habitats of many species of wildlife

The infra-structure of the town will not support so many new houses. The GP surgery is already struggling to provide enough appointments for the existing residents and there is not enough parking available in the town.

It will spoil the character of a lovely historic market town.

Not enough services as it is let alone with another load of houses, road won't be able to cope with influx of traffic

Church Lane is a quiet residential area with lots of wildlife which will be ruined by this development

Too many houses without infrastructure

Too many houses

Inadequate services available to support this, including schools, parking, shops, leisure resources. Major impact on green belt. Degradation of historic market town.

Seems good

No infrastructure in place to support this. Schools full, Gp surgery over subscribed etc

I like living on the edge of Bridgnorth and don't want to be consumed by another 1500 homes, I also don't want to live in a building site for the next x years while the developments are being built.

Over development

Not enough schools, GP capacity and although the plan say these will be taken into consideration I don't think they will be. the development will be right up to our houses in Abbeyfield which is ultimately going to destroy our privacy and de-value our homes

Theres problems with drainage in Tasley also not enough parking, doctors appointments or maintenance of roads or road sides .

Development of these areas to the planned extent will vastly reduce the appeal of Bridgnorth. Not only will it reduce the green areas and impact wildlife, but Bridgnorth categorically does not have the infrastructure and resources to support this population growth. It is almost impossible to get a GP appointment with telephone queues exceeding 1 hour just to be told there are no appointments. Dental appointments currently have an 8 week waiting list. School places are in demand with many reports of people not gaining entry into their preferred schools. Traffic in the centre of town is increasing with regular queues down the Ludlow and Wenlock roads (cycle lanes will NOT influence this - plus the roads are not wide enough - it will become a dangerous space). Quite simply Bridgnorth cannot sustain an increase in population.

Generally opposed to building more houses in this area

Current Bridgnorth infrastructure / healthcare / schools / provisions will not support the additional population.

Should include green spaces and natural assets in Tasley as these need to be protected

Looks good to me

Too big a development ruining open countryside

Bridgnorth does not have the infrastructure to cope with more houses. ie. Not enough doctors, schools, bus services, increasing traffic and parking. It will also affect the wildlife in the fields. Hedgehogs come into the garden via the field to be fed. Also woodpeckers and lots of birds. Has the chartered ecologist issued a review of this.

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### Tasley Garden Village -- too big for the area

I'm concerned that Bridgnorth centre will not cope with the influx of more people and vehicles both physically and services currently offered which are under strain.

The town is being ruined and cannot cope with more traffic and more people . In high town when we only have one working it's a nightmare with any more

Our town with residents and tourists is at its limit at the moment. And is only going to get worse. Flooding, poor road repairs, bridge repairs and high volume of passing through traffic are the towns problems. Also schools are at their limit, doctors surgeries are always full and a hospital not being used, sending patients either to Shrewsbury or Telford Hospitals. Business get by but the town does not have the infrastructure for big companies. With have no large road networks or train networks. Most businesses have gone to Telford. This is a historic town and will be spoilt if more homes are constructed.

### Using prime agriculture land for housing

Sorry I missed this but I am concerned about the drainage. There is a huge amount of standing water along Church Lane after rainfall already and it flows out of the overwhelmed drain outside number 3, even on dry days, but when I've reported it to Shropshire Council via Cllr Buckley, the council say this drain has already been sorted, which it has not.

The council should be focusing on current issues within Bridgnorth and spending their money on current affairs and residents rather than build 1,500+ new homes which will only add to the problems the residents are facing currently such as lack of parking, pot holes, over stretched services such as GPs etc. I think the money can be better spent elsewhere.

The Tasley area and town cannot sustain this number of additional dwellings and this will put impossible levels of noise, traffic and people on an already exhausted list of services in the town. The Tasley area especially currently has a number of green areas and natural habitats which will be destroyed by both these developments. As a Tasley resident I strongly object to these developments.

### Cannot sustain existing services doctors, police etc

The infrastructure of the town cannot cope with more housing. Also, when does it stop. If this goes ahead where do we draw the line on more developments.

Whilst. Support the development on church lane the tasley village is too large and the the bypass is already back logged with heavy traffic on A458 daily. The road network is not big enough

It's hard enough to get a doctors appointment at any time. Not enough facilities, can schools scope? Yes people need houses but needs a big decision before these plans. Coping with 3/4 thousand people. Facilities let people know.

Bridgnorth is becoming a commuter town, there isn't enough facilities in the town to cope with more people, i.e. doctors, schools, hospitals, shops.

Not enough facilities to cope with extra population

I worry about getting a doctors appointment. The traffic on Wenlock road. Also I know we need houses but so many in my area.

### 2.2.2 Non-residents Comments

There is no support infrastructure. More housing means more doctors, schools etc is required and there are no back up plans for this

Will bring unwanted trouble from out of town peoples to our town , Bridgnorth is a small country town and needs to stay that way

We need to be protecting our rural areas not building! Do we really need all this new housing? Is it more important than our rural landscape, history and wildlife habitat? I don't think so.

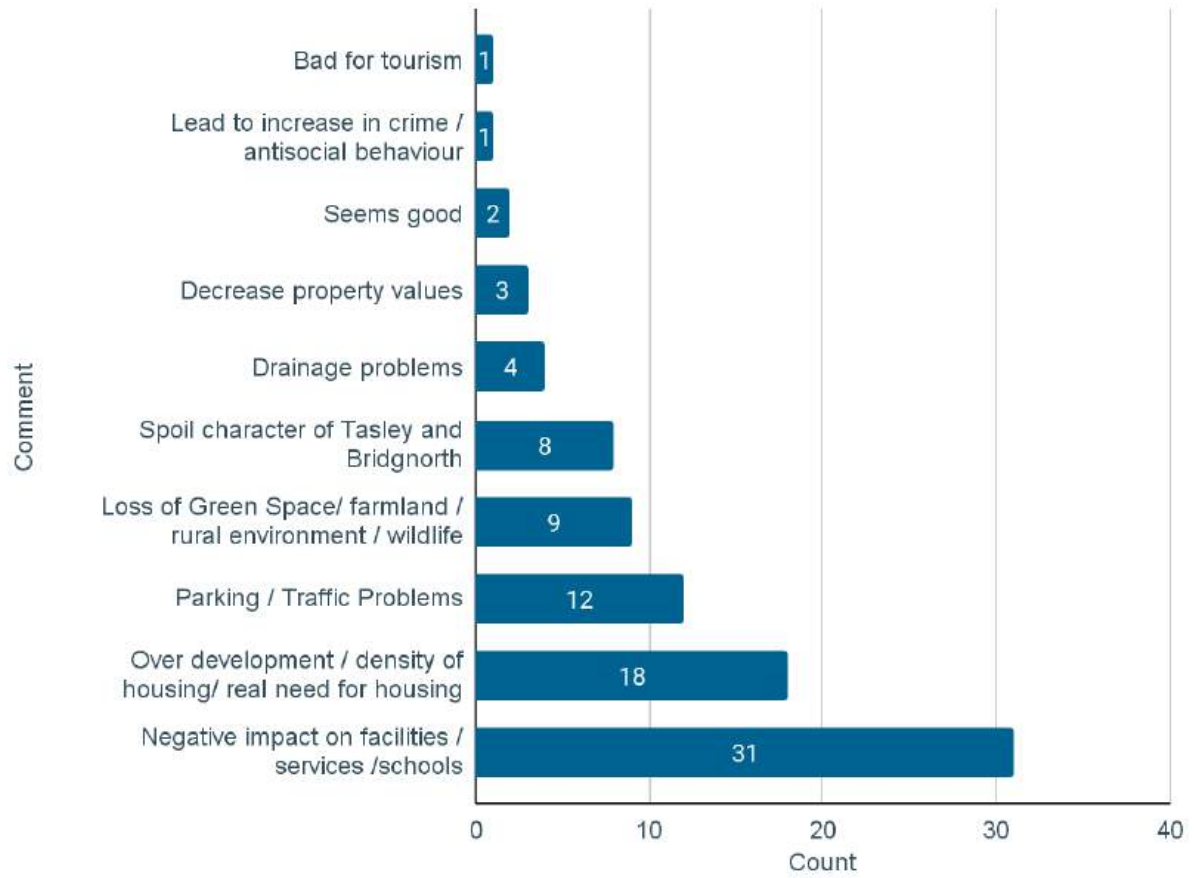
Too big

With an estimated 1,600 properties, an estimated population of 6,400 based on two adults and two children per household and an estimated 3,200 cars based on two cars (minimum) per household Tasley, with no social infrastructure except for a village hall, a church with its open churchyard (i.e. burials currently accepted) and the present Smithfield site will require Parish Councillors and parishioners to seriously consider how they are to accommodate social structures that include: a medical health and social welfare centre; drop-in centre for Shropshire Council, a permanent village police presence; Citizen's Advice and other advisory services; Parish bus services to Bridgnorth town; seasonal park and ride facilities currently provided at the Smithfield; open green spaces for all residents; safe cycle pathways; road improvements to Church Lane AND finally (but not conclusively) Parish Councillors should question why solar panels are not to be installed on all properties erected in the Parish. Furthermore, Parish Councillors should also question any developer on all aspects of sewage, waste water overflows to alleviate any future flooding of lanes, roads and properties in the parish in a time of climate change and the need for G5 connectivity for business in the Parish --- what are developers doing about it?

Although I generally agree with this vision the last statement needs clarification. Do you mean physical access? If this is the church's consecrated burial ground then anyone living in the parish (or dying whilst in the parish) has the right to be buried there.  
What does the sentence about energy mean?

With partnership working with Parish Council / Bridgnorth Town Council / Shropshire Council and the developer to make the housing what the community want and need

2.2. Vision - Comments (Summary)



### 3. Living and Working in Tasley

Tasley Parish Council wants your thoughts about the parish as it is today, what do you value about living or running a business in Tasley, how often do you use the amenities (footpaths, open spaces, etc.) in the parish, and what are your concerns (e.g. regarding traffic, noise).

#### 3.1 How do you rate Tasley parish?

##### 3.1.1 As place to live

3.1 How do you rate Tasley parish?

As a place to live

	Resident	Non-resident	Resident	Non-resident
Not Applicable	0	4	0%	4%
Poor	0	0	0%	0%
Average	6	1	6%	1%
Good	16	2	15%	2%
Very Good	32	7	30%	7%
Excellent	34	5	32%	5%

3.1 How do you rate Tasley parish?

As a place to live



3.1 How do you rate Tasley parish?

As a place to live



3.1.2 As place to do business

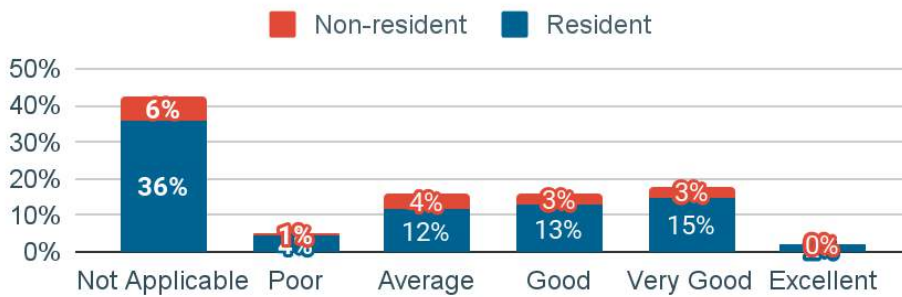
3.1 How do you rate Tasley parish?  
As a place to do business

	Resident	Non-resident	Resident	Non-resident
Not Applicable	34	6	36%	6%
Poor	4	1	4%	1%
Average	11	4	12%	4%
Good	12	3	13%	3%
Very Good	14	3	15%	3%
Excellent	2	0	2%	0%

3.1 How do you rate Tasley parish?  
As a place to do business



3.1 How do you rate Tasley parish?  
As a place to do business



## 3.2 What do you value about living in Tasley?

### 3.2.1 Residents Comments

The tranquility and the lack of housing around the property that I have purchased for this exact reason. If I wanted to live surrounded by thousands of houses I would have moved somewhere where there was thousands of houses.

The views of living in the countryside and being away from housing estates

Quality living in semi rural close to services/Amenities

Open green space, village charm, access to Bridgnorth, heritage buildings

Being close to shops etc but being far enough out that you still have a rural feeling. A feeling of community

Small, quiet place

Its handy as it's close to the Shrewsbury road, but is far enough out of town to avoid the noise.

Its a nice friendly peaceful area

The rural environment which will be ruined if houses are being built in every space.

Location

Access to local countryside

Access to open space - mental well-being.

Access to countryside

Access to countryside and town facilities

living in a small community with a rural setting

Close to Bridgnorth shops, green space, foot paths

surrounding woodland areas, providing tranquillity and beautiful countryside

nice small community and low crime rates

Peace and quiet. Beauty and wildlife on the doorstep.

Good access to countryside

Countryside and privacy

Open space and peace and quiet

Rural settings

Semi rural

Peace - peace to countryside

Borders both the historic town of Bridgnorth and green belt.

It's proximity to both countryside and Bridgnorth town

Green spaces

Being on the edge of bridgnorth and having acces to local ammineties, parks etc

Its a small community - quiet with beautiful outlooks across the countryside.

Peace and quiet

Good access to both attractive countryside and varied amenities of Bridgnorth

Semi Rural

The green spaces, the neighbourhood feel and mostly the people.

Access to countryside and walks, feel of a small local community

Beautiful quiet area close to local amenities. Low crime rates. Lots of historical value.

Close to Bridgnorth and the countryside

It's rural nature

Quietness, closeness to Bridgnorth and severn valley

Being close to Bridgnorth but not IN Bridgnorth. It can be a town or countryside lifestyle without having to move

Close knit community

Access to the countryside.

The green environment, community spirit, and proximity to Bridgnorth

Being close to nature and tranquillity and being able to walk into Bridgnorth centre. There are lovely places to walk.

Great places for walking, running, cycling. Lovely views over the surrounding areas. Nice quiet area to live in.

The green areas the lovely walks

Countryside views

Peace and quiet, lovely countryside views, community spirit

Peace, tranquility and being surrounded by beautiful open countryside

Open countryside

The open spaces, it is rural but close enough to lots of amenities in the town. Great for walking and green spaces. Excellent for walking and other forms of exercise.

The community want what is best for the village. Also you see things actually being done

Small, peaceful community

There is an excellent community spirit centred on the village. Normally it is quiet with a nice rural feel.

Beauty, tranquility, fresh air, the countryside

It feels safe

Well kept, lovely community

Green open spaces as a family we dog walk every day and I do not want to walk through large housing developments at the expense of the natural habitats we can appreciate right now. With legislation on Sustainability for councils to follow I don't know how these developments have been passed unless you are planning to build carbon neutral developments?

Peaceful, friendly, community minded

Close to green areas and walks

Being in the countryside within minutes via Church Lane. Places to walk, run and cycle. Easy to get into town on foot or out of town via Shrewsbury Road or down bypass to other routes.

Everything, I just wish we had a local shop wenlock rise side. We always feel safe here.

The quiet, the ease of going for a walk in the local countryside, the wildlife that is visible along Church Lane and in the woods, being close enough to walk into Bridgnorth but still living in a rural environment, the friendly community.

The Green space

Well kept surroundings and friendly people

It's a rural parish neighbouring onto Bridgnorth town council. It's a good distance from town, can't see the sustainability of less vehicles being used to travel into town without a vehicle.

Green space, less street lighting and slightly darker night skies. Less traffic.

Lovely as it is today.

The Shrewsbury road traffic awful, spring time with motor bikes.

Deafening. Too fast.

No problem with foot paths now.

Village feel but not too quiet

Social events at Village Hall, friendly people, walking areas

The countryside, the friendly people

Open space, green space, walks, nature & wildlife.  
Quiet and peaceful, near to town.

Very close to countryside. Plenty of different walks.

Quiet but close to Bridgnorth amenities.  
Good access to nature and country walks.  
Local shops close by. Good access to road network.

Living on the edge of a small town which we can reach by foot.

I like being on the verge of countryside.  
Not too far into Bridgnorth and it's not too busy with traffic. I like the open space and the parks nearby.

Good access to Bridgnorth town and open spaces

Good access to Bridgnorth town and open spaces

### 3.2.2 Non-residents Comments

Quiet village life

Close to town

I don't live in Tasley. The impact of the proposed developments will be felt well beyond the parish boundary

Quiet rural village life

Close knit community

Easy access to rural Shropshire, meadows and woods to walk thru, it's greenery makes it attractive to live in, drawing in wildlife.

Tasley, as parish adjacent to Bridgnorth, is a place where I can walk, observe nature and its elements and, on occasion, attend the church and the Village Hall for "Flicks in the Sticks"

Away from town centre - rural living

The countryside , proximity to Bridgnorth , rural way of life

I live just on the edge of Tasley Parish. I value the proximity to the countryside for walking and cycling. It is quiet and peaceful and I have access to some lovely walks and access to nature and wildlife.

I don't live in the parish, but in the adjoining parish of Oldbury.

There is nice countryside nearby, and a range of good housing.

Easy access to countryside

I live outside Tasley but am in Bridgnorth Running Club and we have run this area for 15 years

The community spirit, the woods to walk in, the views.

### 3.3 What do you dislike about living in Tasley

#### 3.3.1 Residents Comments

Lack of facilities

Poor public transport

Nothing currently but I will dislike being surrounded by houses when I intentionally purchased a house with only 4 houses nearby

Being overdeveloped for the size of bridgnorth / increase in traffic

Poor public transport, speeding drivers, county lines gangs, fly tipping

The lack of shops

The potential of it being developed into a "concrete city"

Increasing disorder crime dogs not on leads and dog fouling

Lack of shops.

Adjacent to high speed road, rustivating access to countryside south of A458

traffic is increasing more noise pollution

The main road, no cohesive centre

The plans for the new Tasley village

Poor availability of services such as doctors and school places

The proposal to build a large development

Fast traffic on Wenlock Road

Too much urbanisation and lack of resources

The by-pass

Outdoor areas shabby, paths flooded and muddy, bus stop shelters falling down. Roads riddled with pot holes. General disrepair

New Homes spoiling our peace

Too much traffic up Church Lane and inconsiderate dog walkers

Resource deficit - GP appointments are next to impossible to obtain, dental appointments running at over 8 weeks wait time. School places are limited.

Constant development and building being proposed! Main road by Tasley is already very busy as it is.

The proposed new housing

Lack of essential services and food shops

Poor public transport

I live on Rastrick Close. Just far enough from the High Street to be annoying but completely forgotten regards public transport.

If there was a bus to/from town I would shop local - as it is, if I am getting in the car then I may as well go to Telford.

Potential over development and antisocial behaviour

The proposed housing development.

Lack of local amenity and threat of large scale housing

The roads require maintenance and drainage issues apparent after significant rainfall.

Will move if houses are built

Developers trying to spoil the parish.

The poor state of Church Lane, the dangerous junction at the bottom of Church Lane.

Too many cars up Talley lane

Church lane often gets pot holes and it takes quite a while to fill them.

The speed of traffic on some of the through roads is far too high. Church Lane is narrow and is used so frequently by dog-walkers and walkers that it is a wide footpath with traffic. There is no speed limit on most of it. With the number of walkers using this narrow lane the speed limit should be a maximum of 20mph.

The state of the drainage and potholes

Lack of facilities

The amount of drug users in the area.

Shops needed, parking is awful on wenlock rise estate

Noisy motorbikes speeding down the bypass

Large tractors and lorries using Church Lane

Possible future over development

Wenlock Road is busy and often people drive too fast. We've had two cats killed within a year after being run over there. We have young children so their safety with the road is a concern.

Roads covered in potholes, dangerous junction when coming out of Church Lane onto Wenlock Road, the threat of the huge Tasley Garden Village development.

The excessive speed of vehicles using the bypass, especially motorbikes

The prevalence of all night security lights - see above probably

Road Noise, Bypass. Shrewsbury Road.

Negelect of the Nature Zone off Clee View road.

Ditches are fulland water cannot get away.

Trees need cutting back and areas avaiable for families to use for picnics and meetinga dn play for children

I dislike having lived in different parts of Tasley for 55 years it will soon be unrecognisable

The constant expansion of houses.

The way Tasley is being expanded (too many houses)

Speeding traffic. Noise from bypass.

The amount of development likely to happen in next 10 years.

Tasley itself does not have much of an identity as a 'place'.

Nothing at the moment

Nothing particularly

### 3.3.2 Non-residents Comments

Trouble from local government housed residents

The risk of being redeveloped

Country roads a can be rough to drive along and there's no shops or pubs, Bridgnorth town is within walking distance

As a resident of Bridgnorth I cannot answer this question.

Poor internet quality . Uncertainty about number of proposed new homes and concerns about the poor visual style and design and of new builds estates

See above.

There are not many amenities, eg. food stores, petrol stations etc. Public transport is poor

Poorly maintained footpaths

### 3.4 How often do you use/visit the following facilities in Tasley?

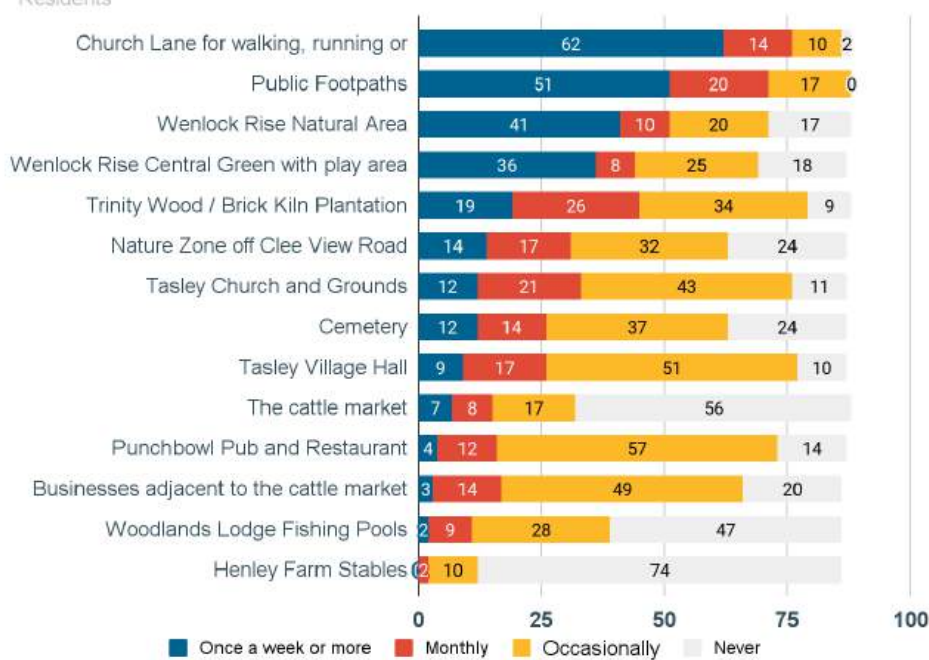
#### 3.4.1 Residents

3.4 How often do you use/visit the following facilities in Tasley?

Residents	Once a week or more	Monthly	Occasionally	Never
Church Lane for walking, running or cycling	62	14	10	2
Public Footpaths	51	20	17	0
Wenlock Rise Natural Area	41	10	20	17
Wenlock Rise Central Green with play area	36	8	25	18
Trinity Wood / Brick Kiln Plantation	19	26	34	9
Nature Zone off Clee View Road	14	17	32	24
Tasley Church and Grounds	12	21	43	11
Cemetery	12	14	37	24
Tasley Village Hall	9	17	51	10
The cattle market	7	8	17	56
Punchbowl Pub and Restaurant	4	12	57	14
Businesses adjacent to the cattle market	3	14	49	20
Woodlands Lodge Fishing Pools	2	9	28	47
Henley Farm Stables	0	2	10	74

3.4 How often do you use/visit the following facilities in Tasley?

Residents



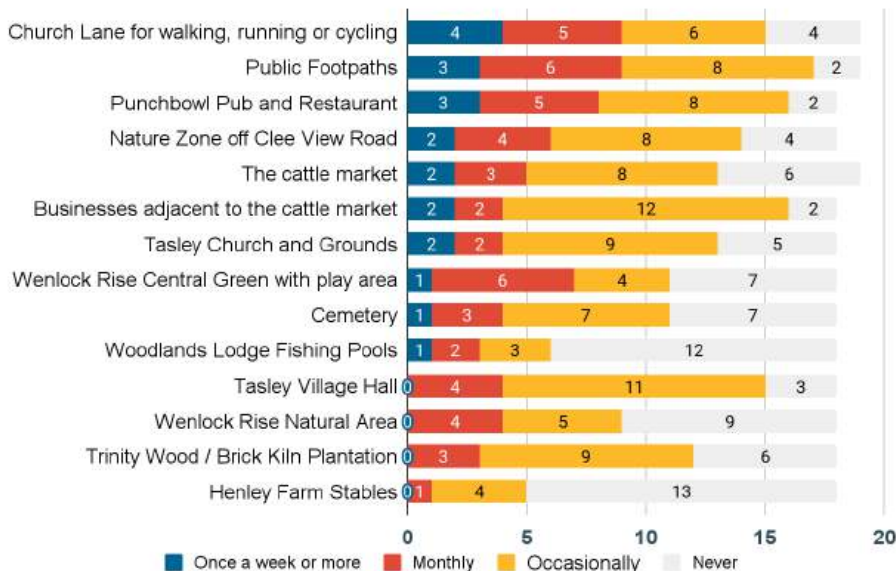
3.4.2 Non-residents

3.4 How often do you use/visit the following facilities in Tasley?

Non-residents

Non-residents	Once a week or more	Monthly	Occasionally	Never
Church Lane for walking, running or cycling	4	5	6	4
Public Footpaths	3	6	8	2
Punchbowl Pub and Restaurant	3	5	8	2
Nature Zone off Clee View Road	2	4	8	4
The cattle market	2	3	8	6
Businesses adjacent to the cattle market	2	2	12	2
Tasley Church and Grounds	2	2	9	5
Wenlock Rise Central Green with play area	1	6	4	7
Cemetery	1	3	7	7
Woodlands Lodge Fishing Pools	1	2	3	12
Tasley Village Hall	0	4	11	3
Wenlock Rise Natural Area	0	4	5	9
Trinity Wood / Brick Kiln Plantation	0	3	9	6
Henley Farm Stables	0	1	4	13

3.4 How often do you use/visit the following facilities in Tasley?  
Non-residents



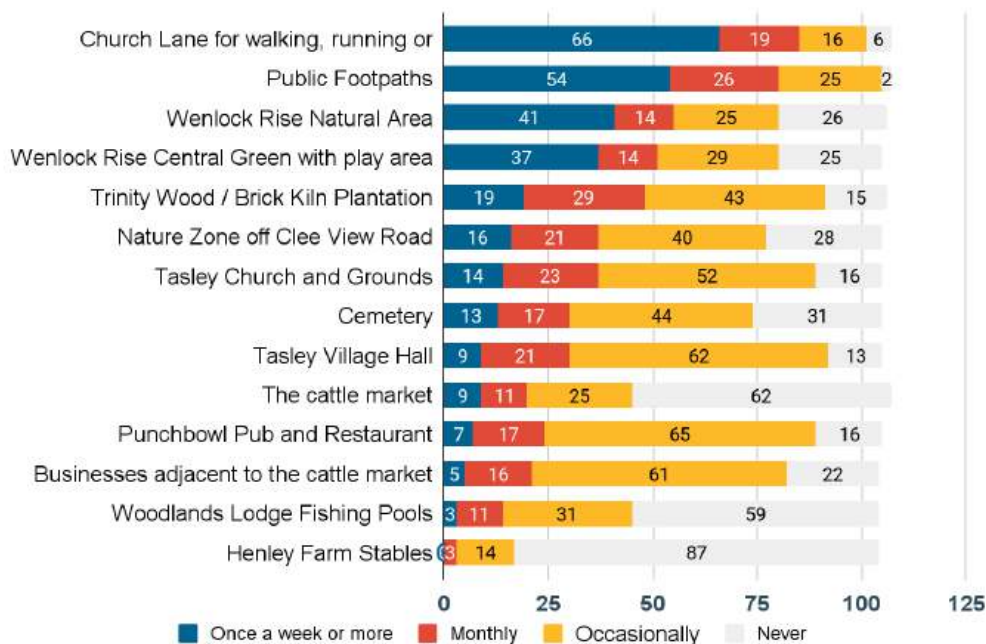
3.4.3 All Responses

3.4 How often do you use/visit the following facilities in Tasley?

All Responses	Once a week or more	Monthly	Occasionally	Never
Church Lane for walking, running or cycling	66	19	16	6
Public Footpaths	54	26	25	2
Wenlock Rise Natural Area	41	14	25	26
Wenlock Rise Central Green with play area	37	14	29	25
Trinity Wood / Brick Kiln Plantation	19	29	43	15
Nature Zone off Clee View Road	16	21	40	28
Tasley Church and Grounds	14	23	52	16
Cemetery	13	17	44	31
Tasley Village Hall	9	21	62	13
The cattle market	9	11	25	62
Punchbowl Pub and Restaurant	7	17	65	16
Businesses adjacent to the cattle market	5	16	61	22
Woodlands Lodge Fishing Pools	3	11	31	59
Henley Farm Stables	0	3	14	87

3.4 How often do you use/visit the following facilities in Tasley?

All Responses



### 3.5 Are there any other Tasley facilities you use or visit?

#### 3.5.1 Residents Comments

All local walking routes as I walk my dogs daily using the different walks around Tasley

No not enough GPs and doctors practices

Shops

Bus stops

No - BUT - I would like to use the Punch Bowl but there is no safe pedestrian route. Which is stupid, it's the nearest pub to Rastrick Close but to get there, you have to drive.

No nothing I can think of

Public footpaths

Tasley Hall Church, Shops

Shops

Perry & Phillips Rose Garden, Church Lane

Are there any other facilities?

Walking in Church Lane

#### 3.5.2 Non-residents Comments

Church, Village Hall, Brick Kiln Plantation.

Shop and butchers

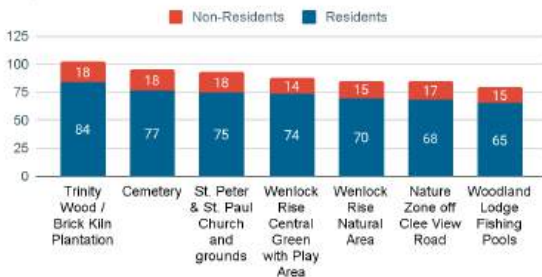
Trinity Woods

### 3.6 Which of the following public green spaces in Tasley (shown on the map below) do you think are of value for community use, heritage, wildlife or visual amenity (views and surroundings) and should be given long term protection through a policy in the Neighbourhood Plan?

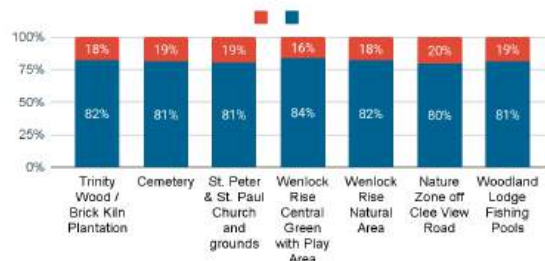
3.6 Which of the following public green spaces in Tasley (shown on the map below) do you think are of value for community use, heritage, wildlife or visual amenity (views and surroundings) and should be given long term protection through a policy in the Neighbourhood Plan?

	Residents	Non-Residents
Trinity Wood / Brick Kiln Plantation	84	18
Cemetery	77	18
St. Peter & St. Paul Church and grounds	75	18
Wenlock Rise Central Green with Play Area	74	14
Wenlock Rise Natural Area	70	15
Nature Zone off Cleve View Road	68	17
Woodland Lodge Fishing Pools	65	15

3.6 Which of the following public green spaces in Tasley (shown on the map below) do you think are of value for community use, heritage, wildlife or visual amenity (views and surroundings) and should be given long term protection through a policy in the Neighbourhood Plan?



3.6 Which of the following public green spaces in Tasley (shown on the map below) do you think are of value for community use, heritage, wildlife or visual amenity (views and surroundings) and should be given long term protection through a policy in the Neighbourhood Plan?



#### 3.6.1 Residents Comments

All public green spaces should be given long term protection

All public green spaces are vital and should not be reduced in quality in any way

Footpaths through fields near Leasowes farm

Public footpaths

any other local walks

The parts of Cantern book woodlands that fall into Tasley

None

Please consider an additional or other areas with in the proposed two developments for areas where children, the disabled and dog walkers may safely exercise.

All existing green space, including farmland

Eh?

Oak trees in the field are protected.

Any other green spaces and woodlands not included above

Public footpaths

Blank

The area in front of the former council houses on Church Lane

In the age we live in, all natural habitats and green spaces should be protected.

The village hall is part of the heritage.

All need protecting

### 3.6.2 Non-residents Comments

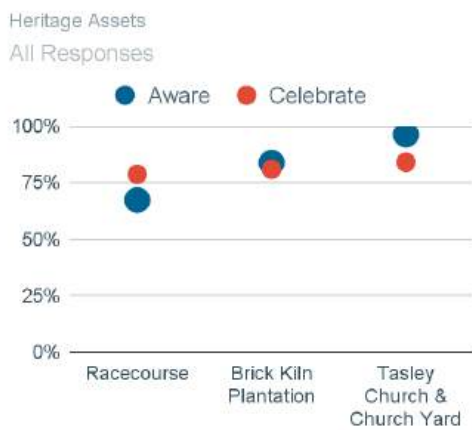
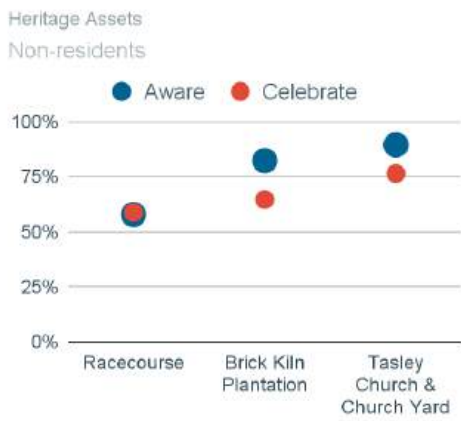
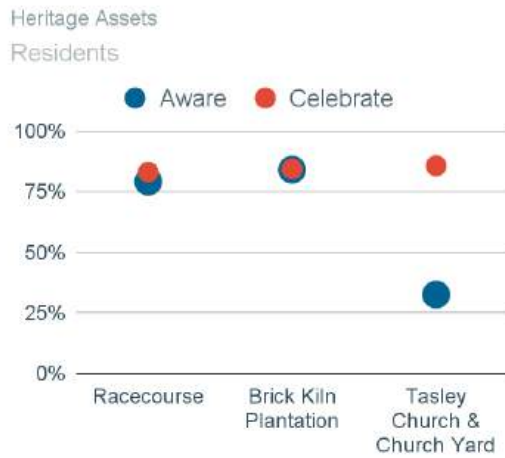
The original / historical oak trees

**3.7 Are you aware of these heritage assets in Tasley parish?****3.8 Would you wish to celebrate their history?**

3.7 Are you aware of these heritage assets in Tasley parish?

3.8 Would you wish to celebrate their history?

Residents	Aware	Celebrate	Aware	Celebrate
Racecourse	61	64	79%	83%
Brick Kiln Plantation	74	65	84%	84%
Tasley Church & Church Yard	86	66	33%	86%
<b>Non-residents</b>				
Racecourse	11	10	58%	59%
Brick Kiln Plantation	14	11	82%	65%
Tasley Church & Church Yard	17	13	89%	76%
<b>All Responses</b>				
Racecourse	72	74	67%	79%
Brick Kiln Plantation	88	76	84%	81%
Tasley Church & Church Yard	103	79	96%	84%



**3.9 If you are aware of any other potential heritage assets in Tasley, please give details:**

**3.9.1 Residents Comments**

The Village Hall

No

Oak trees on Wenlock Rise protected and old

no

The land at the 'Garden Village' at Tasley includes the Leasowes and the former Farm House at The Leasowes. It also includes the non-designated historic farmsteads at Footbridge Farm, Hundred House Farm and Roundthorn Farm.

The Leasowes

The Leasowes

No

Trinity woods

All heritage sites should be protected and celebrated as this is a very historical town.

Village hall

Trinity Woods

### 3.9.2 Non-residents Comments

There are potentially three : (1) The Nock Deighton Smithfield and it's removal from Bridgnorth to Tasley should be acknowledged particularly as the site is scheduled to be moved yet again. We live in an agricultural environment where its productive lands should be acknowledged particularly if they are to be destroyed by concrete. (2) Captain Acton of Tasley (a member of the Acton family of Aldenham Hall, Morville owned land at Tasley where he gave the village land for the building of the Parish Rooms as he did for the building on Church Lane which acknowledges his investment in the Parish. (3 )Parishioners should not forget Greyville "Nip" Turner, born in 1907, whose reminiscences of a "Tasley Lad" were published in 1993. Please consider recording LOCAL HISTORY and, most importantly, the recording of it as the Parish of Tasley moves into the 21st century

The Water Tower

No

The oak trees that defined the original Tasley boundary (Wenlock Road)

### 3.10 Presently what forms of transport do you use within the parish?

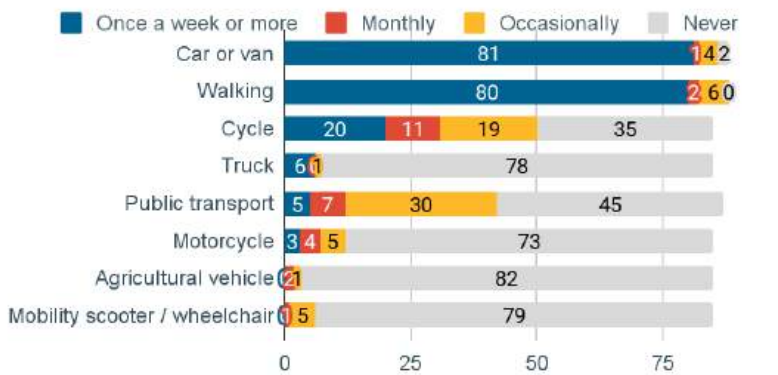
#### 3.10.1 Residents

3.10 Presently what forms of transport do you use within the parish?

Residents	Once a week or more	Monthly	Occasionally	Never
Car or van	81	1	4	2
Walking	80	2	6	0
Cycle	20	11	19	35
Truck	6	0	1	78
Public transport	5	7	30	45
Motorcycle	3	4	5	73
Agricultural vehicle	0	2	1	82
Mobility scooter / wheelchair	0	1	5	79

3.10 Presently what forms of transport do you use within the parish?

Residents



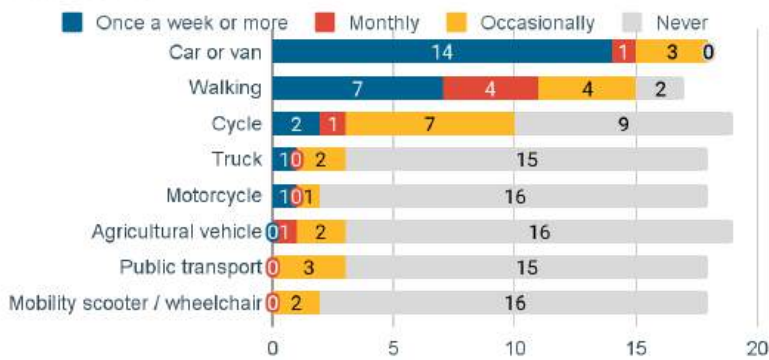
3.10.1 Non-residents

3.10 Presently what forms of transport do you use within the parish?

Non-residents	Once a week or more	Monthly	Occasionally	Never
Car or van	14	1	3	0
Walking	7	4	4	2
Cycle	2	1	7	9
Truck	1	0	2	15
Motorcycle	1	0	1	16
Agricultural vehicle	0	1	2	16
Public transport	0	0	3	15
Mobility scooter / wheelchair	0	0	2	16

3.10 Presently what forms of transport do you use within the parish?

Non-residents



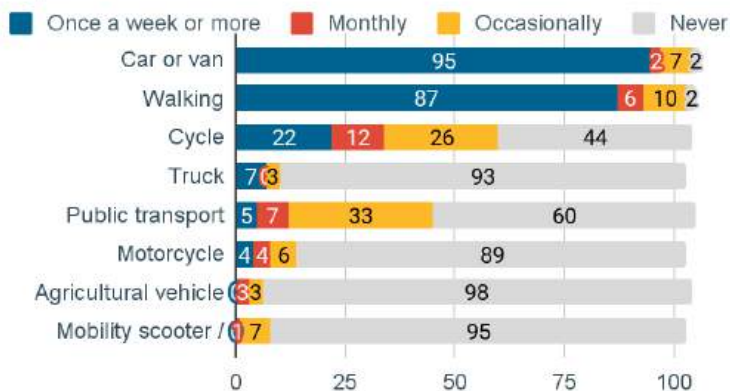
3.10.1 All Responses

3.10 Presently what forms of transport do you use within the parish?

All Responses	Once a week or more	Monthly	Occasionally	Never
Car or van	95	2	7	2
Walking	87	6	10	2
Cycle	22	12	26	44
Truck	7	0	3	93
Public transport	5	7	33	60
Motorcycle	4	4	6	89
Agricultural vehicle	0	3	3	98
Mobility scooter / wheelchair	0	1	7	95

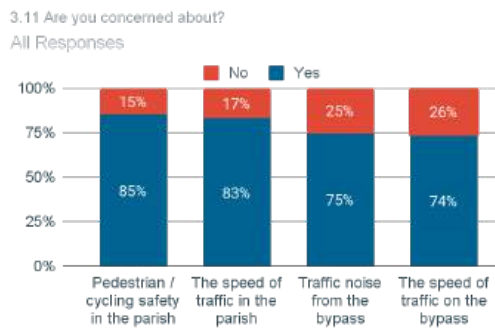
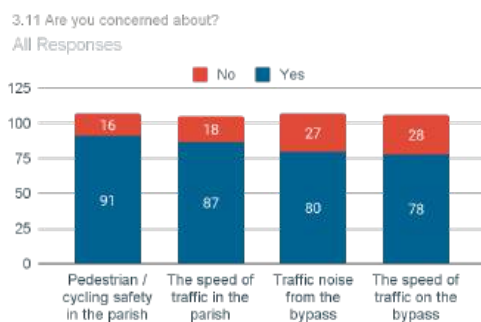
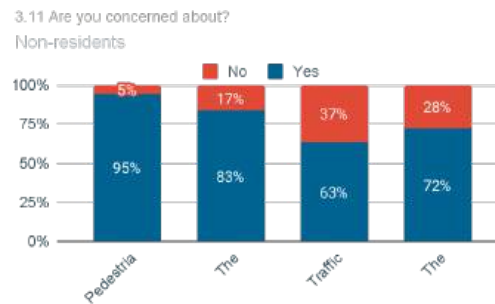
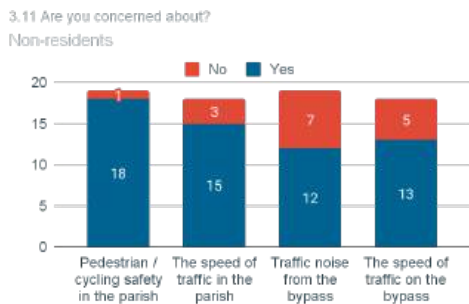
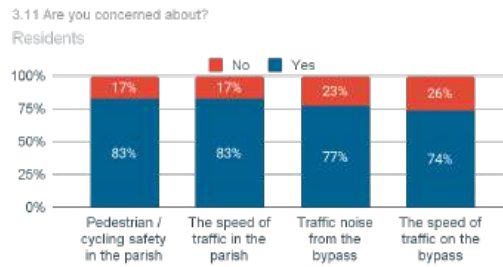
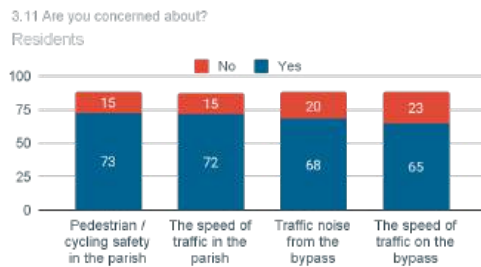
3.10 Presently what forms of transport do you use within the parish?

All Responses



### 3.11 Are you concerned about

	Residents		Non-Residents		All Responses	
	Yes	No	Yes	No	Yes	No
Pedestrian / cycling safety in the parish	73	15	18	1	91	16
The speed of traffic in the parish	72	15	15	3	87	18
Traffic noise from the bypass	68	20	12	7	80	27
The speed of traffic on the bypass	65	23	13	5	78	28



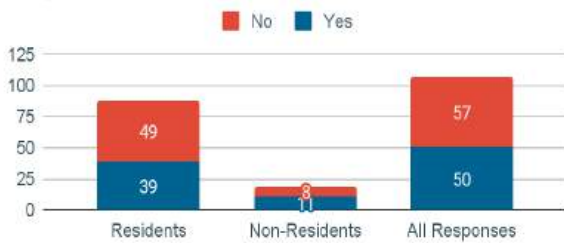
### 3.12 Do you think there are enough footpaths, cycleways in the parish?

3.12 Do you think there are enough footpaths, cycleways in the parish?

	Footpaths		Cycle Paths	
	Yes	No	Yes	No
Residents	39	49	26	54
Non-Residents	11	8	8	9
All Responses	50	57	34	63

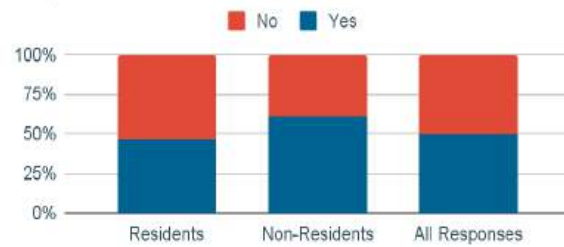
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Footpaths



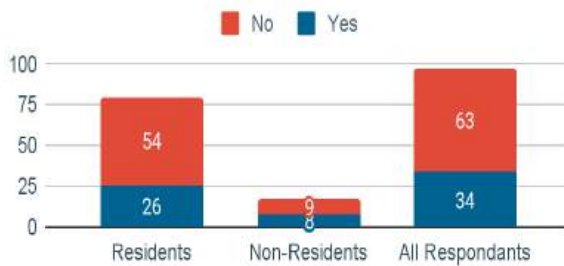
3.12 Do you think there are enough footpaths, cycleways in the parish?

Footpaths



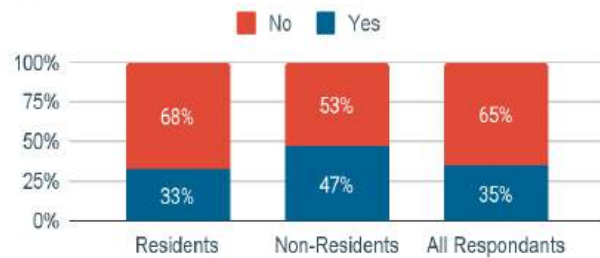
3.12 Do you think there are enough footpaths, cycleways in the parish?

Cycle Paths



3.12 Do you think there are enough footpaths, cycleways in the parish?

Cycle Paths



### 3.13 If NO please state where you think there should be more footpaths or cycle paths?

#### 3.13.1 Residents Comments

Foot paths need better signage, gates and stiles. Cycle paths are needed to connect around Tasley and into Bridgnorth.

Alongside the A458

I feel it will be very difficult to create cycle paths because the lanes and roads are so narrow. However, in any new developments space on roads or on the footpaths through the new developments should be designed to allow space for cycle paths.

The Bridgnorth area doesn't have a single cycle path, so obviously Tasley could benefit from some, whilst Tasley is dominated by the A458, so if houses are to be built on the Leasowes Farm side, care and consideration will be needed to ensure pedestrians can safely cross the road. Development on the Leasowes Farm side of the A458 risks being isolated from the rest of Bridgnorth and Tasley, so a way of integrating the development and making it walkable will need to be found.

In the rural areas on church lane

More cycling paths along the main A roads

Church lane

Footpaths needed in church lane - we have no cycle paths so cycling is impossible

Public footpaths are unused because of poor signage.

Cycle paths linking Tasley to Bridgnorth and Much Wenlock. Footpaths linking the green spaces.

church lane

footpath up church lane, many people and large vehicles speed

Church lane is dangerous on foot or bike with children

Around Tasley

from Tasley into Bridgnorth

Along the whole length of the main roads  
Into Bridgnorth town centre  
To the schools

There are no designated cycle paths these should be considered throughout Tasley

Footpath needed between island at top of bypass to cattle market

not sure

Bridgnorth needs lots of cycle paths for safety

Easy to use (accessible and signposted) footpaths through the countryside which join up in a network and link to wider area. Cyclepaths along the bypass and major roads to provide greater safety for cyclists.

Church lane

Any future development should include more footpaths and cycle paths

There is neither the space nor the requirement for cycle paths. Introducing these on existing roads will put cyclists, motorists and pedestrians at great risk.

Bypass, tasley lane

Bypass

Along Church Lane. Traffic currently makes it very dangerous to walk or cycle. Cycle route into Bridgnorth

Church Lane + linking Tasley to Bridgnorth

To make moving around safer especially if there is to be an increase in traffic

Cycle paths are a necessary

Cycle paths wherever feasible

Along side footpath

Along Church Lane and surrounding area

With current speed limits there is a need for protection of walkers and cyclists on Church Lane and for cyclists on Wenlock Road. There are enough footpaths but they need to be more clearly signposted.

Unsure but dodging potholes in any form of transport is difficult and makes it difficult to stick to the correct part of the road

Along the route into town or the back route via Sydney Cottage/Innage Lane

There's not enough safe foot paths. Majority are either got pot holes, tree trunks growing, broken man holes etc

No cycle paths but won't let me tick no

Bypass

A footpath where the houses are situated at present

Church lane

I don't think there is room on existing roads for cycle paths but they should be incorporated into any new development. There are plenty of footpaths but they are not well sign posted or maintained and some are completely closed. More maintenance, better sign posting and reopening of closed paths are all needed.

Wenlock road

Not known

Church Lane should be cycling and walking only once the north fields are developed. Traffic is already far too fast as two way. If it became one way then drivers would inevitably drive much faster still.

Footpath along Church lane would be good

Church Lane

Should have cycle paths on every road

Church Lane/ Cycle Path on main road into town.

Re Footpaths - I would like to be more confident that all paths are freely accessible, open and safe to use.

I don't cycle myself but I think it would be an asset.

Possible more footpaths on Church lane. Circular walks

Circular footpaths off Church lane. Much improved footpath Wenlock Road - trip hazard so uneven together with overhanging shrubs.

### 3.13.2 Non-residents Comments

alongside all the proposed development areas.

Church lane

Wenlock Road (Tasley Bank ) - Cycle Path Ludlow Road (Cycle Path)

Although I said no, any new footpaths or cycle paths should be integrated with existing routes. Cycle paths for people travelling locally, say into town, need to follow the safest route with the least gradient, even if this is not the most direct route. Tasley is, after all, at the top of a steep road out of Bridgnorth!

Along the bye pass and A458

Suggest new footpath from Woodland Fishing Pond to Woodlands Lodge Park. There are a reasonable number of existing rights of way but most are poorly maintained and some almost inaccessible eg. the access to Church Farm from the A458.

There are no existing cycle paths that I'm aware of. Church Lane is popular for cycling and could be earmarked for cycle use in future developments. Suggest the A458 should include a joint cycle/footpath

Speed of traffic at times in Church lane, Pedestrian / cycling safety at times in Church lane.

Footpaths : ideally in Church Lane if widened. Not aware of any cycle paths.

### 3.14 Where do you go for the following activities:

3.14 Where do you go for the following activities:

Residents	Bridgnorth	Telford	Wolverhampton	Kidderminster	Shrewsbury	Online
Food Shopping	82	16	4	4	12	22
Clothes Shopping	24	53	4	13	34	53
Entertainment (Eating Out, Cinema, etc.)	82	32	10	1	27	2
Professional services (e.g. solicitors, accountants)	64	10	6	4	3	10
Doctor and dental services	85	2	6	1	1	1
Other services (e.g. hair dressers, beauty salons)	77	1	6	2	1	0
DIY and household goods (home and garden)	58	54	12	19	20	30
Organised physical activities (e.g. sports, gym, yoga)	69	7	3	1	0	2

## 3.14 Where do you go for the following activities:

Non-residents	Bridgnorth	Telford	Wolverhampton	Kidderminster	Shrewsbury	Online
Food Shopping	17	4	0	1	4	4
Clothes Shopping	9	11	2	2	6	9
Entertainment (Eating Out, Cinema, etc.)	17	8	1	3	7	2
Professional services (e.g. solicitors, accountants)	12	6	0	2	4	2
Doctor and dental services	16	4	1	1	2	0
Other services (e.g. hair dressers, beauty salons)	16	2	1	1	2	1
DIY and household goods (home and garden)	13	9	2	5	4	4
Organised physical activities (e.g. sports, gym, yoga)	16	2	0	1	1	0

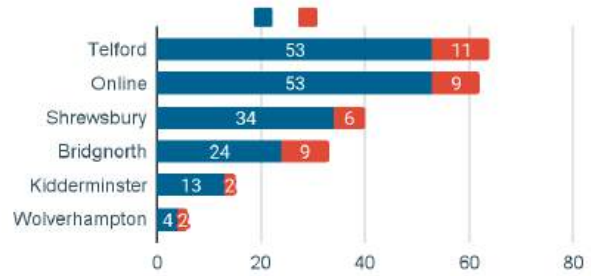
## 3.14 Where do you go for the following activities:

All Responses	Bridgnorth	Telford	Wolverhampton	Kidderminster	Shrewsbury	Online
Food Shopping	99	20	4	5	16	26
Clothes Shopping	33	64	6	15	40	62
Entertainment (Eating Out, Cinema, etc.)	99	40	11	4	34	4
Professional services (e.g. solicitors, accountants)	76	16	6	6	7	12
Doctor and dental services	101	6	7	2	3	1
Other services (e.g. hair dressers, beauty salons)	93	3	7	3	3	1
DIY and household goods (home and garden)	71	63	14	24	24	34
Organised physical activities (e.g. sports, gym, yoga)	85	9	3	2	1	2

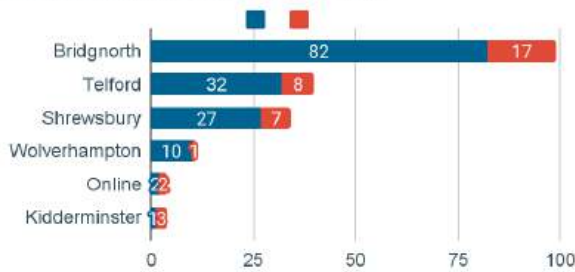
3.14 Where do you go for the following activities:  
Food Shopping



3.14 Where do you go for the following activities:  
Clothes Shopping



3.14 Where do you go for the following activities:  
Entertainment (Eating Out, Cinema, etc.)



3.14 Where do you go for the following activities:  
Professional services (e.g. solicitors, accountants)



3.14 Where do you go for the following activities:  
Other services (e.g. hair dressers, beauty salons)



3.14 Where do you go for the following activities:  
DIY and household goods (home and garden)



3.14 Where do you go for the following activities:  
Organised physical activities (e.g. sports, gym, yoga)



3.14 Where do you go for the following activities:  
Doctor and dental services



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**3.15 If you go to other locations, not included above, please list the activity and location below:****3.15.1 Residents Comments**

Ludlow - Eating Out  
Ironbridge - Eating Out

London - Hairdresser, Craven Arms - food,

Merry Hill, Worcester

Birmingham entertainment/clothes shopping

I like Stourbridge for shopping. Lots of shops, easy to park and most importantly, has a Waitrose.

Also - Local To Ludlow Market has some good foodie stuff

Craven Arms (food) & Church Stretton (food & clothes)

Yoga Worfield

Much Wenlock for eating out, butchers, occasional shopping and swimming.

Merryhill for all

Shrewsbury

Entertainment more often Birmingham there's very little in Bridgnorth

### 3.15.2 Non-residents Comments

Doctor and barber - Much Wenlock

Cinema Kidderminster

Shrewsbury

Train stations: Wolverhampton, Ludlow, Craven Arms

## 4 The future of Tasley as a place to live and work

Tasley Gateway is already part of the current Local Plan and therefore likely to go ahead.

If the Tasley Garden Village is approved by the planning inspector it will be included in the new Local Plan.

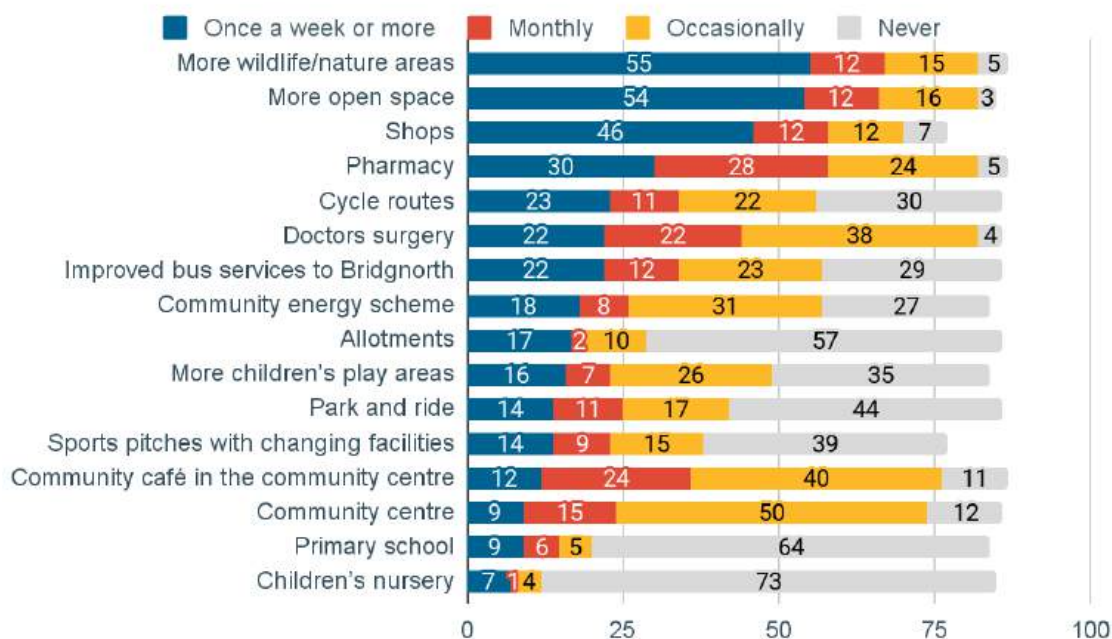
The Neighbourhood Plan will, however, have some influence over the new development and infrastructure it will bring.

### 4.1 Would you use any of these facilities if they were in Tasley?

Residents	Once a week or more	Monthly	Occasionally	Never
More wildlife/nature areas	55	12	15	5
More open space	54	12	16	3
Shops	46	12	12	7
Pharmacy	30	28	24	5
Cycle routes	23	11	22	30
Doctors surgery	22	22	38	4
Improved bus services to Bridgnorth	22	12	23	29
Community energy scheme	18	8	31	27
Allotments	17	2	10	57
More children's play areas	16	7	26	35
Park and ride	14	11	17	44
Sports pitches with changing facilities	14	9	15	39
Community café in the community centre	12	24	40	11
Community centre	9	15	50	12
Primary school	9	6	5	64
Children's nursery	7	1	4	73

4.1 Would you use any of these facilities if they were in Tasley?

Residents

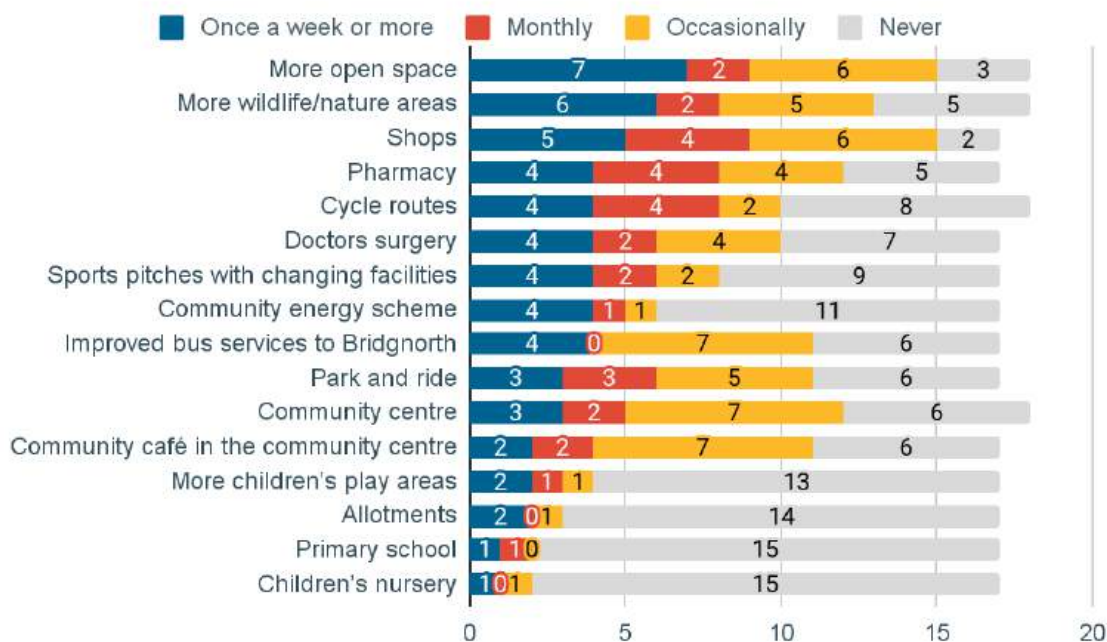


4.1 Would you use any of these facilities if they were in Tasley?

Non-residents	Once a week or more	Monthly	Occasionally	Never
More open space	7	2	6	3
More wildlife/nature areas	6	2	5	5
Shops	5	4	6	2
Pharmacy	4	4	4	5
Cycle routes	4	4	2	8
Doctors surgery	4	2	4	7
Sports pitches with changing facilities	4	2	2	9
Community energy scheme	4	1	1	11
Improved bus services to Bridgnorth	4	0	7	6
Park and ride	3	3	5	6
Community centre	3	2	7	6
Community café in the community centre	2	2	7	6
More children's play areas	2	1	1	13
Allotments	2	0	1	14
Primary school	1	1	0	15
Children's nursery	1	0	1	15

4.1 Would you use any of these facilities if they were in Tasley?

Non-residents

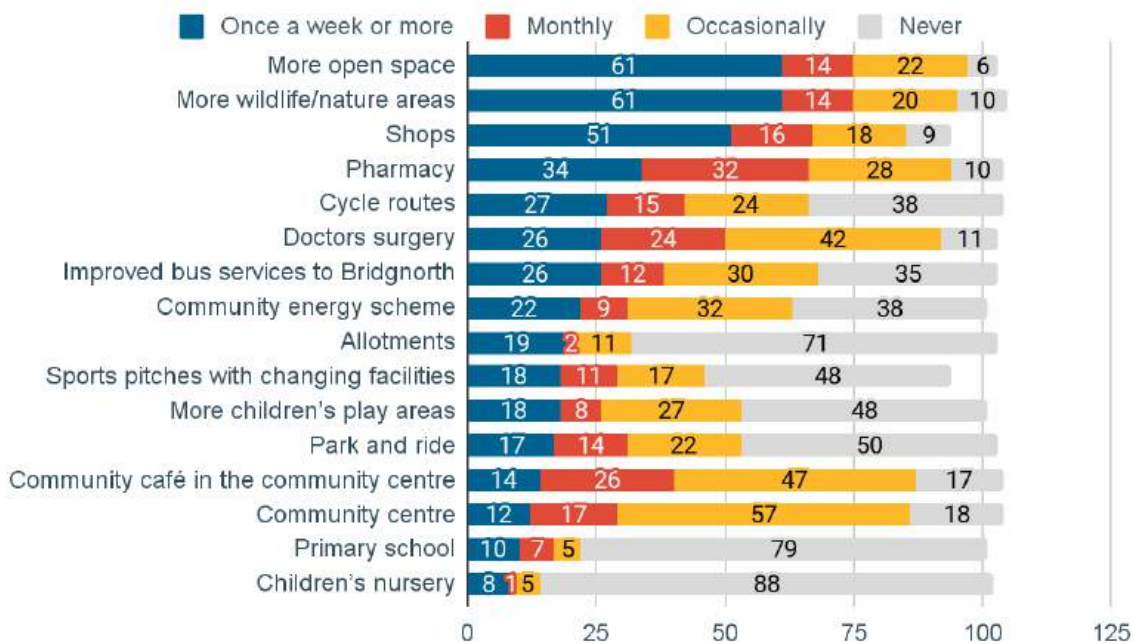


4.1 Would you use any of these facilities if they were in Tasley?

All Responses	Once a week or more	Monthly	Occasionally	Never
More open space	61	14	22	6
More wildlife/nature areas	61	14	20	10
Shops	51	16	18	9
Pharmacy	34	32	28	10
Cycle routes	27	15	24	38
Doctors surgery	26	24	42	11
Improved bus services to Bridgnorth	26	12	30	35
Community energy scheme	22	9	32	38
Allotments	19	2	11	71
Sports pitches with changing facilities	18	11	17	48
More children's play areas	18	8	27	48
Park and ride	17	14	22	50
Community café in the community centre	14	26	47	17
Community centre	12	17	57	18
Primary school	10	7	5	79
Children's nursery	8	1	5	88

4.1 Would you use any of these facilities if they were in Tasley?

All Responses



## 4.2 Are there any other facilities you would use if they were in Tasley? Please give details?

### 4.2.1 Residents Comments

No I would not use any added facilities in Tasley. I have moved here knowing that these facilities are not available already and in knowing so was happy to travel the short distances to access them.

A new community village pub/restaurant similar to the Pheasant in Neenton (not a chain like Weatherspoons) - if 1500 houses are to be built, there will be a need for a new local pub which will also help to enhance the village feel, and a community pub/restaurant could thrive and would be unlikely to harm footfall at the Pheasant, or the Pheasant could run both pubs. Whilst there are dozens of pubs already in Bridgnorth, 1500 new houses could benefit from a pub at the centre and would be unlikely to harm other pubs in the area. A pub could also be a new heritage asset if designed and built in a traditional way.

Additionally, a new free to use cash point should be installed in a central location, which will help to replace cash points lost on Bridgnorth High Street. Similarly, a defibrillator box in the style of a traditional red phone box could be installed nearby to improve safety and enhance the new street scene and visual amenities.

Pubs places to eat .Any type of entertainment venue

No as Bridgnorth is a walk away!!!

library

pool

Gym

Just natural open space and farmland please

High St Shops, Wagamamas, sports club for runners walkers and cyclists

Bridgnorth is in desperate need of GP and dental capacity.

Pub/restaurant

A good dentist, restaurants

Some sort of hot food offering..

No I think they've all been covered

Mountain bike activities, nature trails and parks

Cafe bars craft shops

Gym, petrol station, pub

Restaurant, large supermarket, leisure centre

I am happy with the provision in the town, I don't want all these services in Tasley and I question how you can have more open space when you are building on all the open space?? That's a complete contradiction!

Pub/restaurant

If the Garden Village development goes ahead then a restaurant or traditional pub with food would be good.

Parks

Dentist

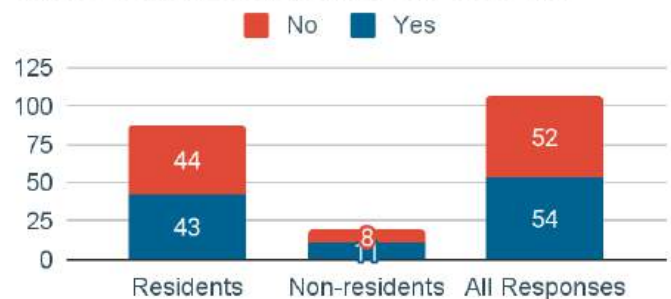
Doctors Surgery - Current surgery in Bridgnorth overloaded and very concerning when extra houses bulily who will be using scant services.

### 4.2.2. Non-residents Comments

Possibly heath services if the NHS practice was independent from the existing in Bridgnorth but this is unlikely due to the current national situation in the NHS and Government Policy.

Ideally a new leisure centre but otherwise - community tennis court - as only members can play in town, community hall with space for pilates or spin, footpath for walk/cycling through new housing area

4.3 Would you use public electric car chargers (electric car charging points/facilities) now or in the future?

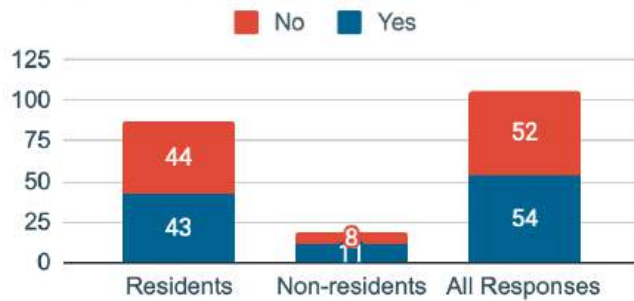


**4.3 Would you use public electric car chargers (electric car charging points/facilities) now or in the future?**

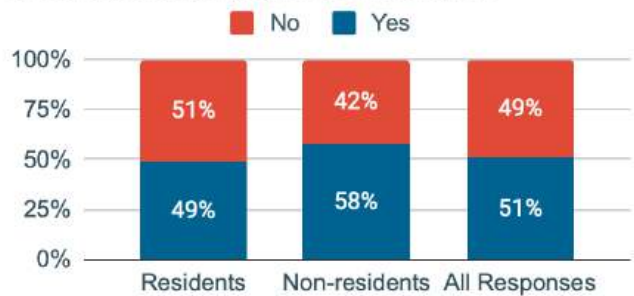
	Yes	No
Residents	43	44
Non-residents	11	8
All Responses	54	52

	Yes	No
Residents	49%	51%
Non-residents	58%	42%
All Responses	51%	49%

4.3 Would you use public electric car chargers (electric car charging points/facilities) now or in the future?



4.3 Would you use public electric car chargers (electric car charging points/facilities) now or in the future?

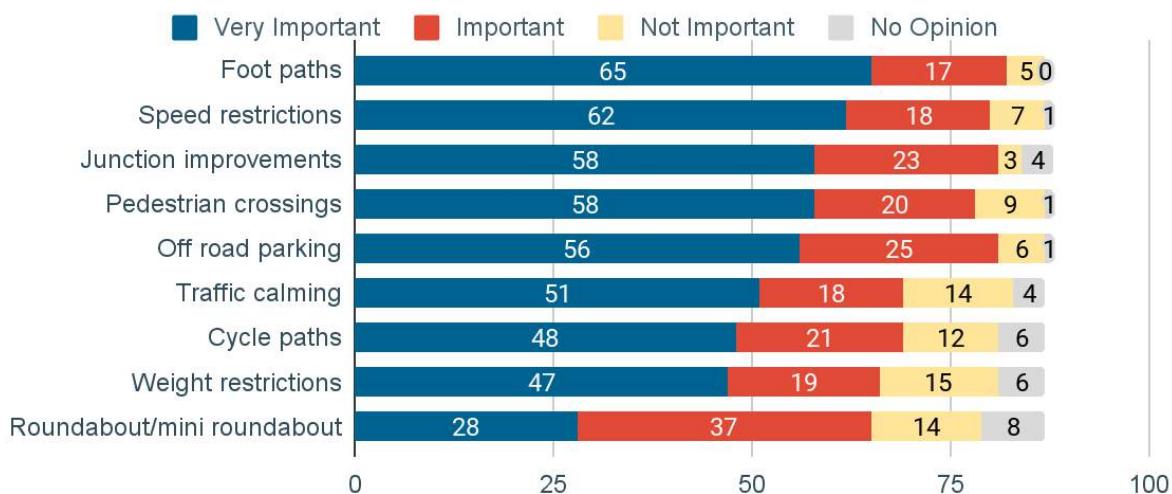


**4.4 Thinking about things that could be done to improve road safety in the parish (taking into account potential new development), which of the following do you think would be important?**

Residents	Very Important	Important	Not Important	No Opinion
Foot paths	65	17	5	0
Speed restrictions	62	18	7	1
Junction improvements	58	23	3	4
Pedestrian crossings	58	20	9	1
Off road parking	56	25	6	1
Traffic calming	51	18	14	4
Cycle paths	48	21	12	6
Weight restrictions	47	19	15	6
Roundabout/mini roundabout	28	37	14	8

4.4 Thinking about things that could be done to improve road safety in the parish (taking into account potential new development), which of the following do you think would be important?

Residents

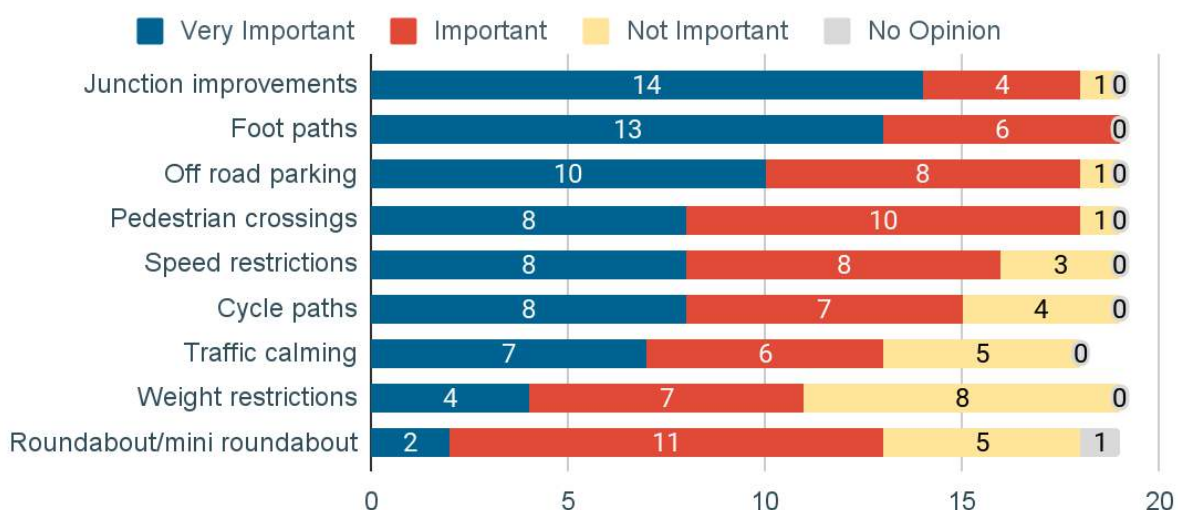


**4.4 Thinking about things that could be done to improve road safety in the parish (taking into account potential new development), which of the following do you think would be important?**

Non-residents	Very Important	Important	Not Important	No Opinion
Junction improvements	14	4	1	0
Foot paths	13	6	0	0
Off road parking	10	8	1	0
Pedestrian crossings	8	10	1	0
Speed restrictions	8	8	3	0
Cycle paths	8	7	4	0
Traffic calming	7	6	5	0
Weight restrictions	4	7	8	0
Roundabout/mini roundabout	2	11	5	1

4.4 Thinking about things that could be done to improve road safety in the parish (taking into account potential new development), which of the following do you think would be important?

Non-residents

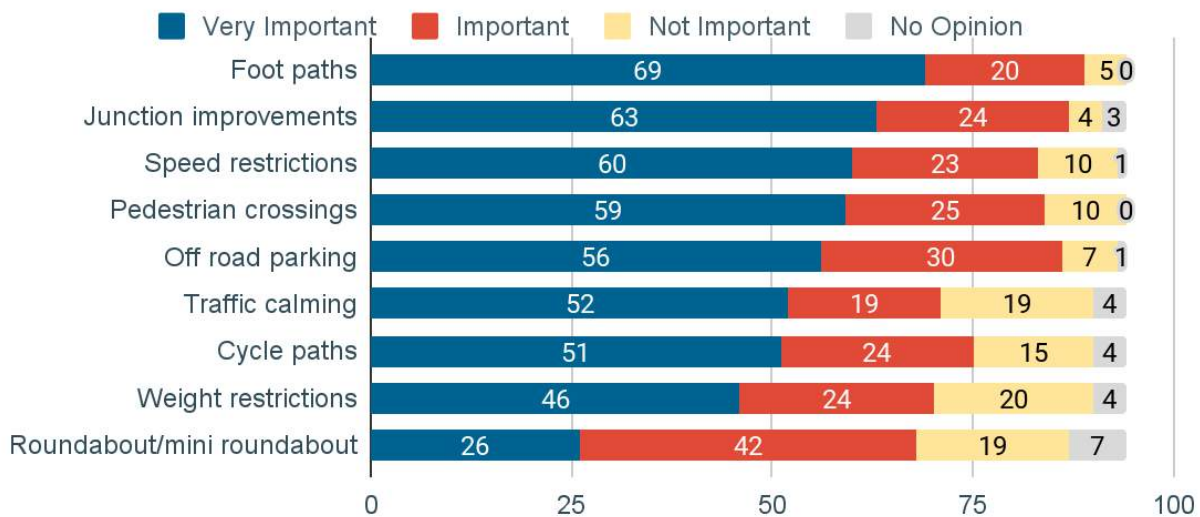


**4.4 Thinking about things that could be done to improve road safety in the parish (taking into account potential new development), which of the following do you think would be important?**

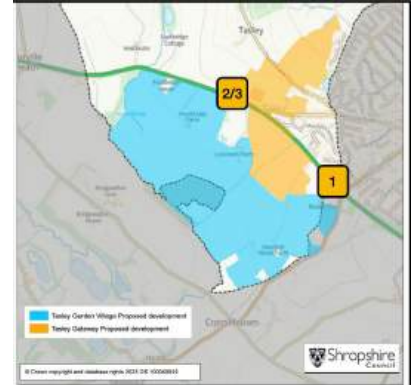
All Responses	Very Important	Important	Not Important	No Opinion
Foot paths	69	20	5	0
Junction improvements	63	24	4	3
Speed restrictions	60	23	10	1
Pedestrian crossings	59	25	10	0
Off road parking	56	30	7	1
Traffic calming	52	19	19	4
Cycle paths	51	24	15	4
Weight restrictions	46	24	20	4
Roundabout/mini roundabout	26	42	19	7

4.4 Thinking about things that could be done to improve road safety in the parish (taking into account potential new development), which of the following do you think would be important?

All Responses



**4.5 If you answered very important or important to any of the above, please state the location where you think these measures should go and any information about the type of improvement you may wish to add.**



#### 4.5.1 Residents Comments

Good foot paths and cycle paths needed to access around Tasley and into Bridgnorth as an alternative to driving.

Speed restrictions, traffic calming and pedestrian crossing will all be needed on the A458 and Wenlock Road once the new estates are built.

Wenlock Rise, new development

Junction at Church Lane/Wenlock Road is dangerous, with view exiting Church Lane very restricted until vehicle is well out on to the roundabout. It needs a re-design.

I do not think any of these things are needed as these houses should not be built

A cycle path along Church Lane and the A458, new footpaths to ensure the whole village is walkable and connected to Bridgnorth, not isolated, junction improvements at the livestock market, off-road parking for each house to ensure roads/pavements remain clear for users, new pedestrian crossings over the A458 to ensure it's safe to cross, roundabouts to slow cars at junctions, speed restrictions of 20mph to ensure safety in residential areas, traffic calming measures like speed bumps to deter "boy racers", weight restrictions to ensure agricultural vehicles use the right roads to enter the livestock market.

Traffic calming on the Aroads connected to the estate roads especially with the amount of pedestrians around.

Church lane needs pavements and speed restrictions and the road out to the punhbowl needs pavements

I think it's an awful idea for the new development plan however it would need careful consideration for parking. There are no enough car park spaces for people living on Wenlock Rise and surrounding areas which creates a problem within the estate. I can only imagine the new developments will be the same which will cause absolute carnage.

Between wenlock rise /church lane

Church lane junction

A458 and Wenlock Road/Church Lane

these should be done by people with access to more information on proposed development

Junction - Church lane mini roundabout, off road parking - any new housing developments, speed restrictions, traffic calming and weight restrictions - the bypass

church lane

Church Lane, made wider, weight restrictions and lite up with paths and crossings.

Church Lane

Church lane

Around Tasley

At all major junctions

Along all main roads

Between housing estates

Paths to all public facilities

Wenlock Road and Wenlock Rise estate

No idea but if the development goes ahead I don't want any traffic near my house

cycle paths needed everywhere for safety

Cyclepaths along bypass and major roads; accessible and signposted footpaths through the countryside, forming a joined up network. Pedestrian crossings/ speed & weight restrictions/ traffic calming along the bypass.

One of the acceses to The Garden Village should be off the New Roudabout through the Gateway business deveopment parralel to the Leasows road

Traffic calming for the Ludlow road from the bypass toward town. There is no space or requirement for cycle lanes, introducing them would be dangerous for motorists, cyclists and pedestrians.

Bypass / tasley lane

calming, speed restriction, weight restrictions and walking/footpaths - bypass

Off road parking on Wenlock Rise. Pedestrian Crossing across Wenlock Road to Tasley Gateway; plus several across A458 to Tasley Garden Village. Speed limit on A458 for the length of Tasley Garden Village. Traffic calming to enforce lower speed limits.

Off road parking and speed restrictions with in estates

Don't even think about a stupid 20mph limit. Speed isn't the problem, it's people who can't park.

We need to see a proposed plan of new roads and junctions. Safety needs to be a high priority.

Speed restriction on bypass & noise calming (motor bikes)

From the cattle market towards Bridgnorth town centre and along church lane

Just generally to maintain the current road infrastructure and cycles routes

Through out Bridgnorth town and bypass roads.

All new developments for all of the above. Chuch lane needs to be 20 MPH Plus junction with the road into Bridgnorth needs to be made safer.

Mini roundabout at end of Church Lane/Wenlock Road is dangerous - poor visability & needs to be wider for turning into Church Lane

Church lane

Wenlock Road, Church Lane and the bypass.

Speed of traffic, particularly motorbikes, along the main road by the livestock market is ridiculous and noisy

By pass and towards Tasley

Traffic is too fast of the bypass, crossings are dangerous. Parking is awful

Bypass, Wenlock Road

Along Church Lane where present houses are situated

Along Church lane and Wenlock road

Footpaths would be needed to join up any new developments with the existing footpaths. Speed restrictions on the bypass would be needed and several traffic light controlled pedestrian crossings to make crossing the bypass to get to the Church Lane walks and the town centre.

Wenlock rd

Not known

HGV Lorry's have destroyed the B4364 and highway fencing opposite punchbowl several times. Excessive volumes of traffic. Should only be large agricultural vehicles on on the B4364.

Church lane should be made more cycle friendly, I used it often but too many near misses from irresponsible drivers have made me avoid altogether. Walking is quite similar. Maybe more signs for walking routes would help?

Traffic calming on Wenlock Road. Pedestrian Crossing towards the mini-island on Wenlock Road

Junction end of Church lane.  
Cycle path and footpath in Church lane

Speed restrictions in all built up areas.  
Weight in the town.

Speed restrictions in all areas

Speed restrictions and traffic calming on main routes into Bridgnorth.  
Speed restrictions on bypass.  
Enough off road parking for at least 2 vehicles for new builds to save cars being parked on pavements causing obstructions for prams and wheelchairs.

On routes between any new housing, local facilities and Bridgnorth town - and manitenance and improvement of existing routes.

Junction improvement - Wenlock Road / Church Lane and Church Lane / Racecourse Drive. Mini roundabout - Salop Street / Pound Street

### 4.5.2 Non-residents Comments

Near the main roads

Any public highway in the parish

currently there are very little to no cycle paths or footpaths around the proposed development sites. There is also no way for pedestrians to cross the main road from the Garden Village to Tasley safely.

Alongside every road

A458 Bridgnorth Bypass. Wenlock Road leading into Bridgnorth. Ludlow Road leading into Bridgnorth. Footpaths on Church Lane towards Racecourse Farm.

Any new development needs footpaths. It is also important that there is enough resident and visitor parking, to deter people from parking on pavements. Restricting the number of parking spaces does NOT discourage people from driving.

The A458 need traffic calming and speed restrictions. The junction with Church Lane /Wenlock Road needs improving.

The junction of Church Lane with Wenlock road has a mini roundabout in the wrong place but this will in any case need improvement for the Gateway Development

If Garden Village happens there must be really good cycle and walking paths and routes right through it and into town.

A subway will be needed under the main road, unfortunately.

There is a lot of on road parking actually on footpaths increasing around town.

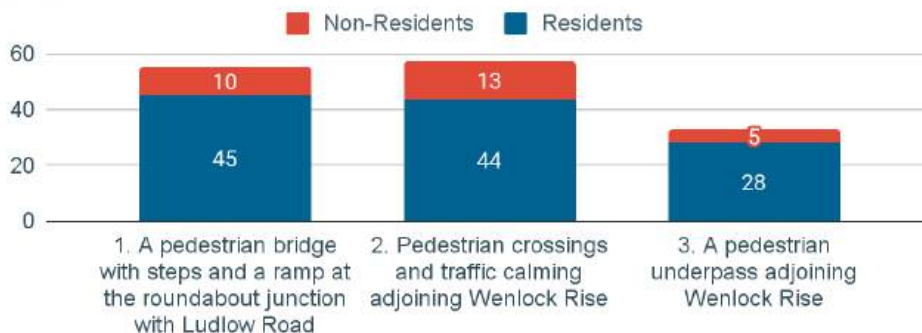
New estates : cycle and footpaths, adequate/suitable junction / mini-roundabouts, obviously road safety - traffic calming- and definitely adequate parking on new estates for families

### 4.6 When considering pedestrian access across the A458 Bypass between the potential developments such as Garden Village and existing houses in Tasley and Bridgnorth would you favour?

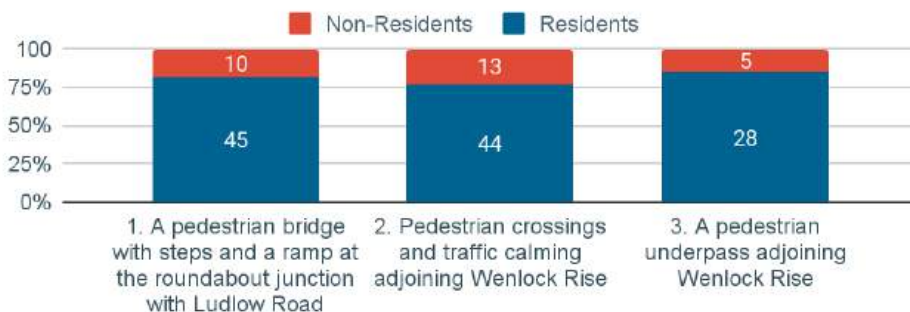
4.6 When considering pedestrian access across the A458 Bypass between the potential developments such as Garden Village and existing houses in Tasley and Bridgnorth would you favour?

	Residents	Non-Residents
1. A pedestrian bridge with steps and a ramp at the roundabout junction with Ludlow Road	45	10
2. Pedestrian crossings and traffic calming adjoining Wenlock Rise	44	13
3. A pedestrian underpass adjoining Wenlock Rise	28	5

4.6 When considering pedestrian access across the A458 Bypass between the potential developments such as Garden Village and existing houses in Tasley and Bridgnorth would you favour?



4.6 When considering pedestrian access across the A458 Bypass between the potential developments such as Garden Village and existing houses in Tasley and Bridgnorth would you favour?



### 5. Future Housing

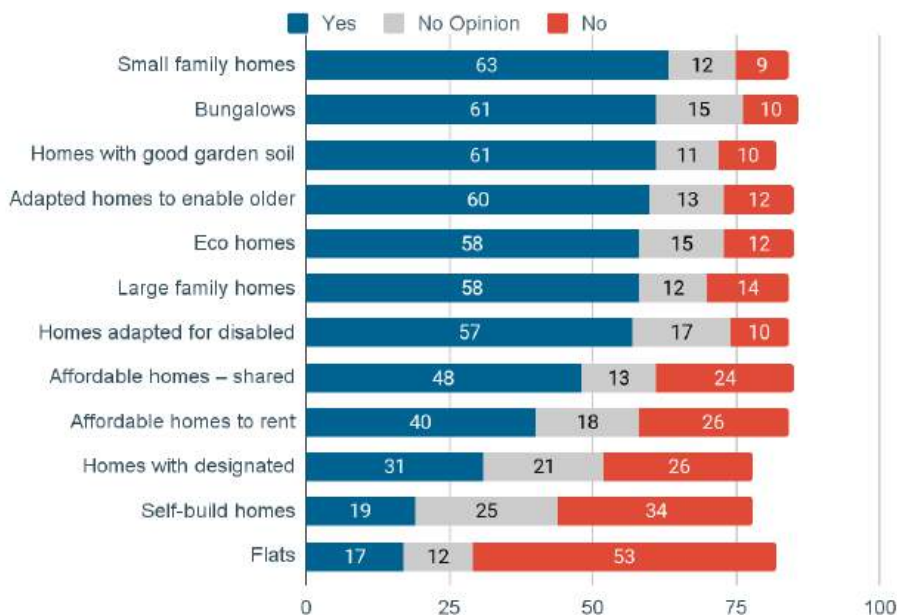
#### 5.1 Do you wish the Neighbourhood Development Plan to encourage any of the following types of homes?

5.1 Do you wish the Neighbourhood Development Plan to encourage any of the following types of homes?

Residents	Yes	No Opinion	No
Small family homes	63	12	9
Bungalows	61	15	10
Homes with good garden soil and space to grow produce	61	11	10
Adapted homes to enable older people to downsize/move into	60	13	12
Eco homes	58	15	12
Large family homes	58	12	14
Homes adapted for disabled people	57	17	10
Affordable homes – shared ownership	48	13	24
Affordable homes to rent	40	18	26
Homes with designated workspace	31	21	26
Self-build homes	19	25	34
Flats	17	12	53

5.1 Do you wish the Neighbourhood Development Plan to encourage any of the following types of homes?

Residents



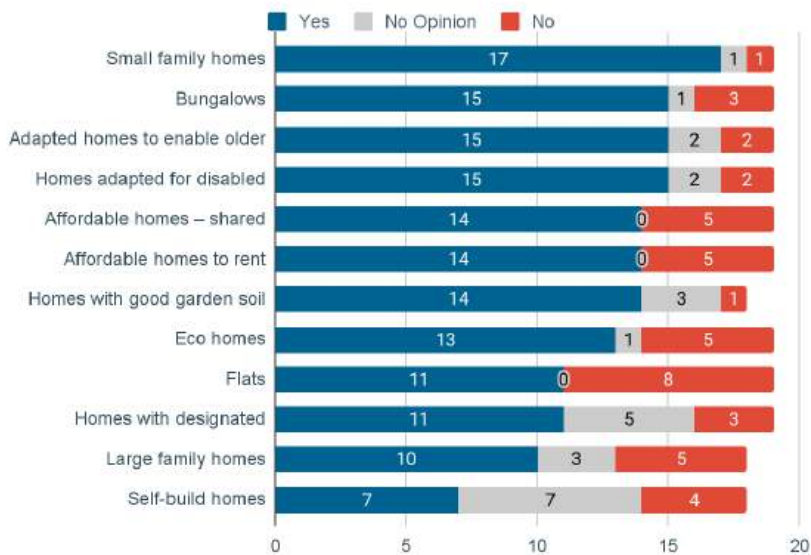
**5.1 Do you wish the Neighbourhood Development Plan to encourage any of the following types of homes?**

5.1 Do you wish the Neighbourhood Development Plan to encourage any of the following types of homes?

Non-residents	Yes	No Opinion	No
Small family homes	17	1	1
Bungalows	15	1	3
Adapted homes to enable older people to downsize/move into	15	2	2
Homes adapted for disabled people	15	2	2
Affordable homes – shared ownership	14	0	5
Affordable homes to rent	14	0	5
Homes with good garden soil and space to grow produce	14	3	1
Eco homes	13	1	5
Flats	11	0	8
Homes with designated workspace	11	5	3
Large family homes	10	3	5
Self-build homes	7	7	4

5.1 Do you wish the Neighbourhood Development Plan to encourage any of the following types of homes?

Non-residents



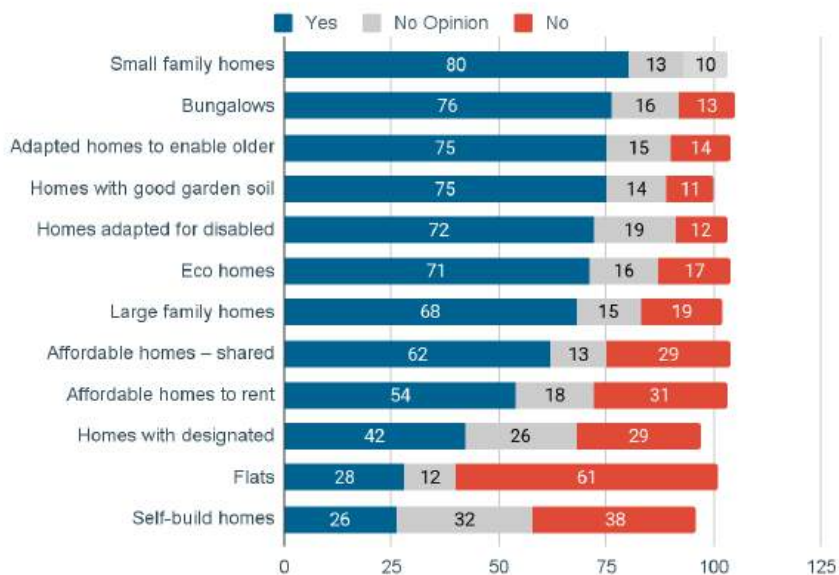
**5.1 Do you wish the Neighbourhood Development Plan to encourage any of the following types of homes?**

5.1 Do you wish the Neighbourhood Development Plan to encourage any of the following types of homes?

All Responses	Yes	No Opinion	No
Small family homes	80	13	10
Bungalows	76	16	13
Adapted homes to enable older people to downsize/move into	75	15	14
Homes with good garden soil and space to grow produce	75	14	11
Homes adapted for disabled people	72	19	12
Eco homes	71	16	17
Large family homes	68	15	19
Affordable homes – shared ownership	62	13	29
Affordable homes to rent	54	18	31
Homes with designated workspace	42	26	29
Flats	28	12	61
Self-build homes	26	32	38

5.1 Do you wish the Neighbourhood Development Plan to encourage any of the following types of homes?

All Responses



## 5.2 Other types of housing, please specify

### 5.2.1 Residents Comments

Low rise flats

None as I do not agree with the houses being built

Affordable single occupancy homes for local young people to make Bridgnorth a more affordable place for local young people to live.

Bungalows for the Elderly. Homes for young working family's

Starter Homes for young couples needed

Middle sized family homes

Massive family homes.

middle-sized homes

No Social Housing

1 bedroom bungalows for elderly which are affordable for over 60

Carbon neutral, passive housing only

Could you let community or Bridgnorth residents, your ideas about Services will work.  
Yes people need houses but sort the main problem before building houses, not after when you then start to scratch your head.  
Your plan for coping with 3 or 4 thousand people extra. Solve the situation how the town would cope, hospital, doctors, schools, ambulances?

What I think is important is that lessons have been learnt from the Wenlock Rise development. The developers were allowed to dramatically change the original plan, i.e. large blocks of flats built at the back of houses on Portmans way. if a plan is passed the developer should not be allowed to deviate without consultation with the Parish Council.  
Also Wenlock Rise allows for too little parking facilities for each home, resulting in the need for roadside parking.  
Each home should have provision for two parking spaces without the need for using the roadside.

It seems to us that increasing the housing stock in Bridgnorth without a corresponding increase in the type of local work those residents will need can only lead to mass commuting in an era when such will become increasingly less viable.

**5.2.2. Non-residents Comments**

Supported Housing for adults with learning disabilities in order for them to live independently.

Flexible housing for dwellings 3 plus bedrooms. Can be split easily vertically or horizontally ready for if family members leave - allows for multi generational living or letting to create new homes from the same housing footprint. Homes with good garden soil : this would be viable in a large garden due to high density housing will shadow any growing area - separate allotments better

Shared Ownership: expensive for tenant / owner as they pay mortgage and rent and as rented also have to use trade services from the housing association. 60% housing better : via Shrops Council you always own 60% and house can be sold bought like this forever.

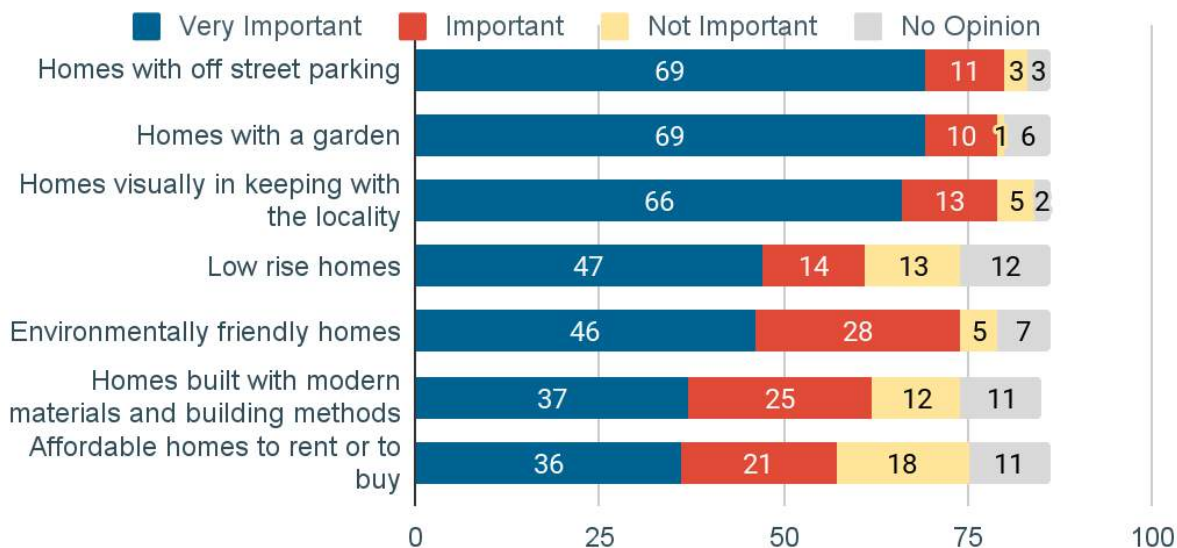
**5.3 For new homes built in the parish, what is important to you?**

5.3 For new homes built in the parish, what is important to you?

Residents	Very Important	Important	Not Important	No Opinion
Homes with off street parking	69	11	3	3
Homes with a garden	69	10	1	6
Homes visually in keeping with the locality	66	13	5	2
Low rise homes	47	14	13	12
Environmentally friendly homes	46	28	5	7
Homes built with modern materials and building methods	37	25	12	11
Affordable homes to rent or to buy	36	21	18	11

5.3 For new homes built in the parish, what is important to you?

Residents



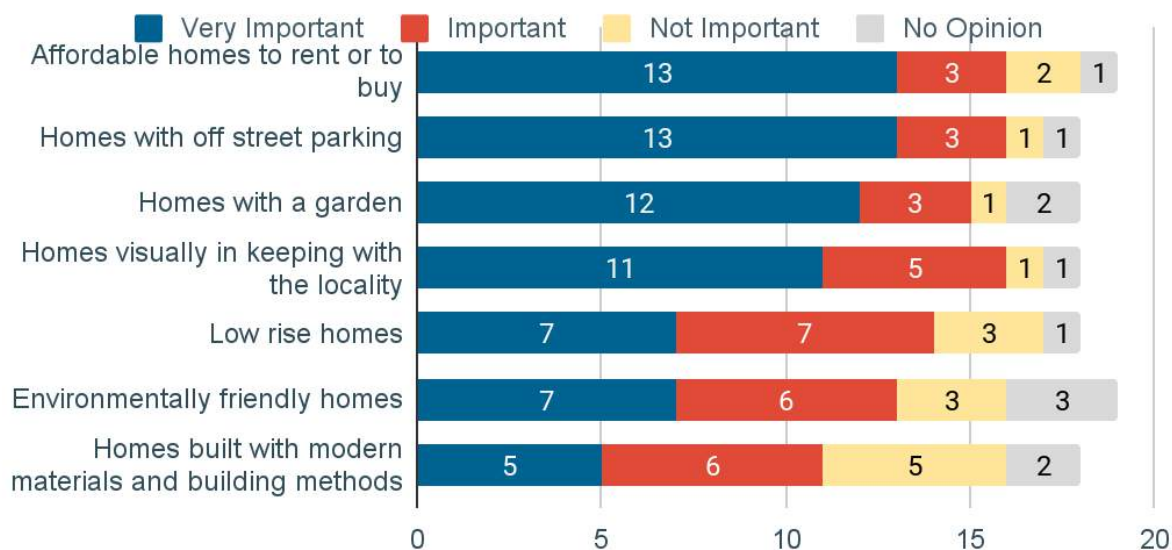
**5.3 For new homes built in the parish, what is important to you?**

5.3 For new homes built in the parish, what is important to you?

Non-residents	Very Important	Important	Not Important	No Opinion
Affordable homes to rent or to buy	13	3	2	1
Homes with off street parking	13	3	1	1
Homes with a garden	12	3	1	2
Homes visually in keeping with the locality	11	5	1	1
Low rise homes	7	7	3	1
Environmentally friendly homes	7	6	3	3
Homes built with modern materials and building methods	5	6	5	2

5.3 For new homes built in the parish, what is important to you?

Non-residents



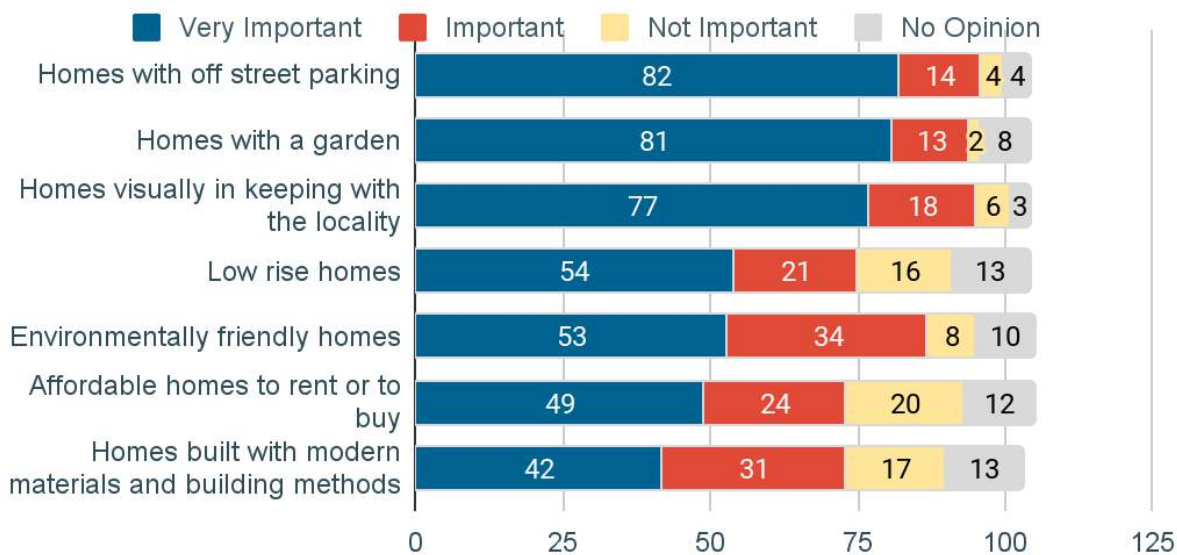
**5.3 For new homes built in the parish, what is important to you?**

5.3 For new homes built in the parish, what is important to you?

All Responses	Very Important	Important	Not Important	No Opinion
Homes with off street parking	82	14	4	4
Homes with a garden	81	13	2	8
Homes visually in keeping with the locality	77	18	6	3
Low rise homes	54	21	16	13
Environmentally friendly homes	53	34	8	10
Affordable homes to rent or to buy	49	24	20	12
Homes built with modern materials and building methods	42	31	17	13

5.3 For new homes built in the parish, what is important to you?

All Responses



## 6. Future Community Facilities

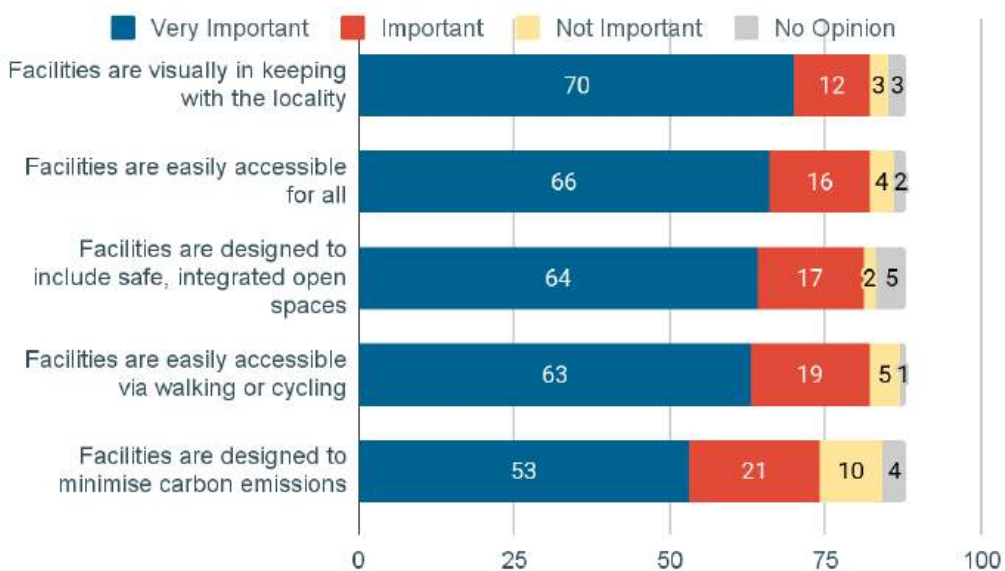
Any new development may require additional amenities, e.g. shops, community hall, schools. The Parish Council would like your views on what amenities should be included in new development.

### 6.1 Thinking about any new community facilities, e.g., community hall, GP surgery, primary school in the parish. How important is each of the following?

Residents	Very Important	Important	Not Important	No Opinion
Facilities are visually in keeping with the locality	70	12	3	3
Facilities are easily accessible for all	66	16	4	2
Facilities are designed to include safe, integrated open spaces	64	17	2	5
Facilities are easily accessible via walking or cycling	63	19	5	1
Facilities are designed to minimise carbon emissions	53	21	10	4

6.1 Thinking about any new community facilities, e.g., community hall, GP surgery, primary school in the parish. How important is each of the following?

Residents

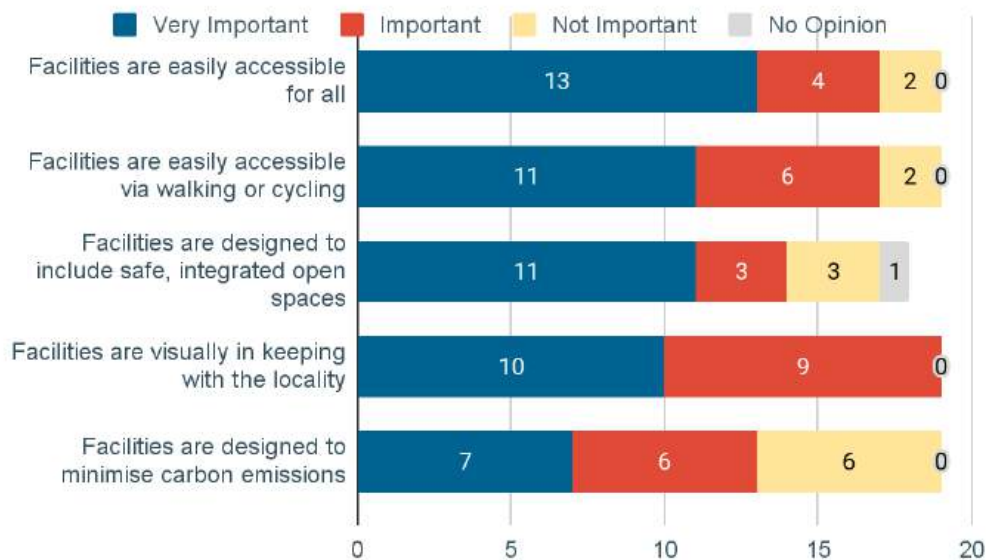


**6.1 Thinking about any new community facilities, e.g., community hall, GP surgery, primary school in the parish. How important is each of the following?**

Non-residents	Very Important	Important	Not Important	No Opinion
Facilities are easily accessible for all	13	4	2	0
Facilities are easily accessible via walking or cycling	11	6	2	0
Facilities are designed to include safe, integrated open spaces	11	3	3	1
Facilities are visually in keeping with the locality	10	9	0	0
Facilities are designed to minimise carbon emissions	7	6	6	0

6.1 Thinking about any new community facilities, e.g., community hall, GP surgery, primary school in the parish. How important is each of the following?

Non-residents

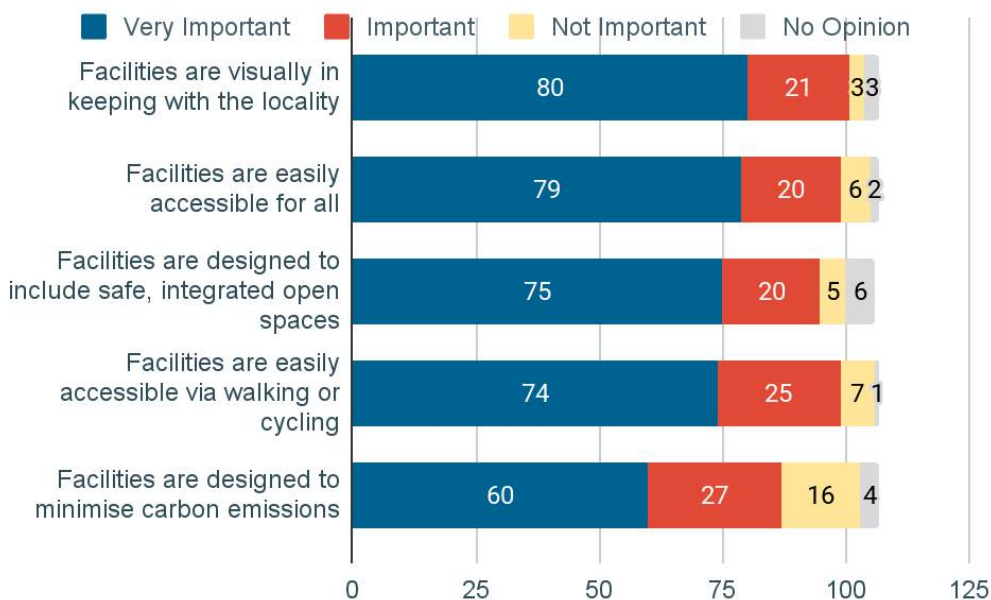


**6.1 Thinking about any new community facilities, e.g., community hall, GP surgery, primary school in the parish. How important is each of the following?**

All Responses	Very Important	Important	Not Important	No Opinion
Facilities are visually in keeping with the locality	80	21	3	3
Facilities are easily accessible for all	79	20	6	2
Facilities are designed to include safe, integrated open spaces	75	20	5	6
Facilities are easily accessible via walking or cycling	74	25	7	1
Facilities are designed to minimise carbon emissions	60	27	16	4

6.1 Thinking about any new community facilities, e.g., community hall, GP surgery, primary school in the parish. How important is each of the following?

All Responses



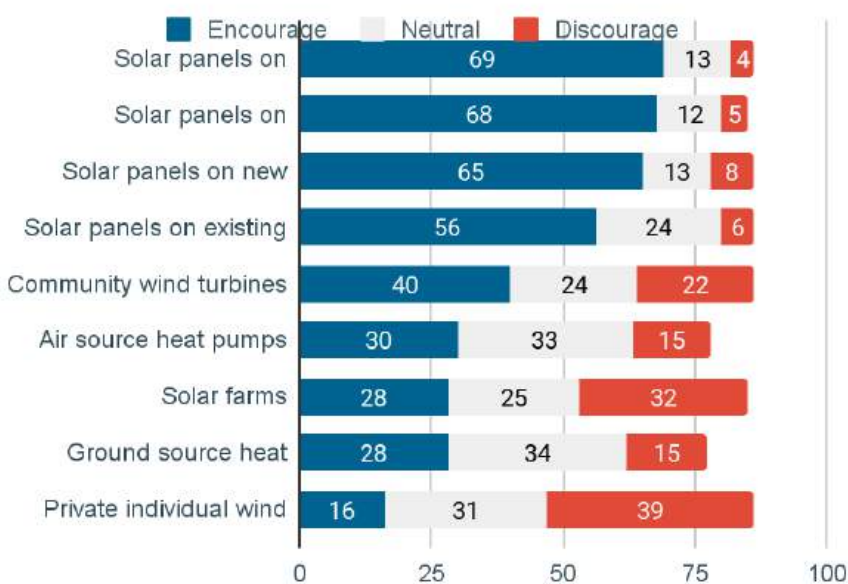
### 6.2 Which of the following renewable energy methods would you like to encourage in the parish?

6.2 Which of the following renewable energy methods would you like to encourage in the parish?

Residents	Encourage	Neutral	Discourage
Solar panels on community buildings	69	13	4
Solar panels on commercial buildings	68	12	5
Solar panels on new homes	65	13	8
Solar panels on existing buildings	56	24	6
Community wind turbines	40	24	22
Air source heat pumps	30	33	15
Solar farms	28	25	32
Ground source heat pumps	28	34	15
Private individual wind turbines	16	31	39

6.2 Which of the following renewable energy methods would you like to encourage in the parish?

Residents



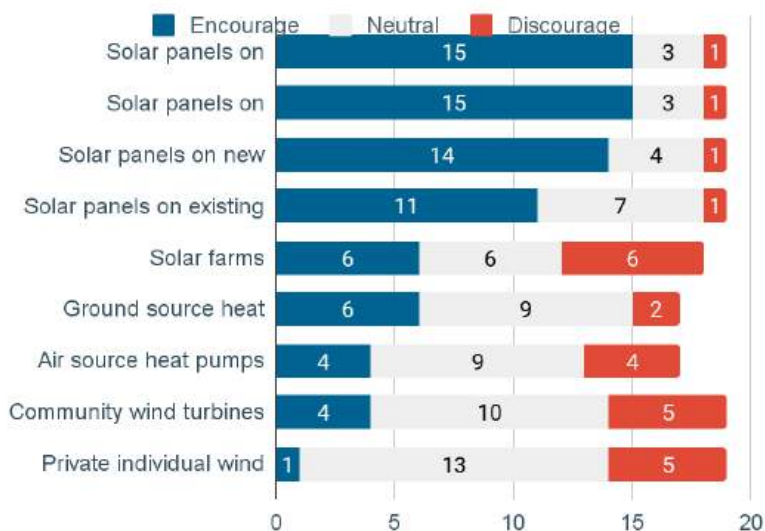
**6.2 Which of the following renewable energy methods would you like to encourage in the parish?**

6.2 Which of the following renewable energy methods would you like to encourage in the parish?

Non-residents	Encourage	Neutral	Discourage
Solar panels on commercial buildings	15	3	1
Solar panels on community buildings	15	3	1
Solar panels on new homes	14	4	1
Solar panels on existing buildings	11	7	1
Solar farms	6	6	6
Ground source heat pumps	6	9	2
Air source heat pumps	4	9	4
Community wind turbines	4	10	5
Private individual wind turbines	1	13	5

6.2 Which of the following renewable energy methods would you like to encourage in the parish?

Non-residents



**6.2 Which of the following renewable energy methods would you like to encourage in the parish?**

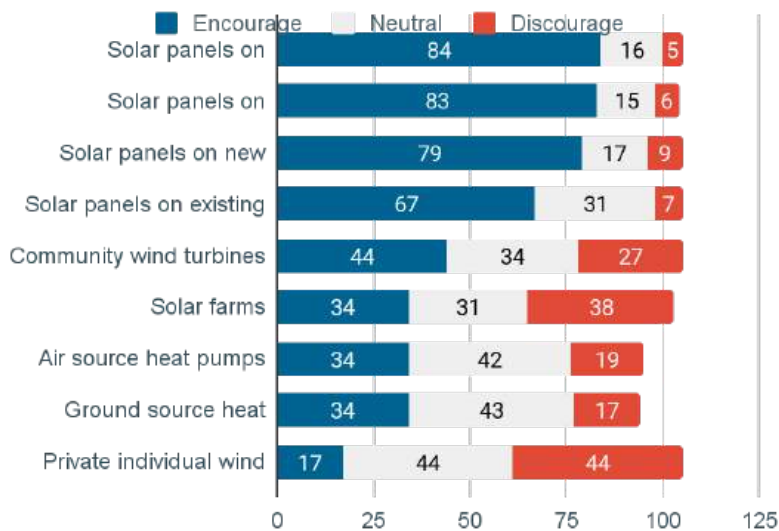
6.2 Which of the following renewable energy methods would you like to encourage in the parish?

All Responses

	Encourage	Neutral	Discourage
Solar panels on community buildings	84	16	5
Solar panels on commercial buildings	83	15	6
Solar panels on new homes	79	17	9
Solar panels on existing buildings	67	31	7
Community wind turbines	44	34	27
Solar farms	34	31	38
Air source heat pumps	34	42	19
Ground source heat pumps	34	43	17
Private individual wind turbines	17	44	44

6.2 Which of the following renewable energy methods would you like to encourage in the parish?

All Responses

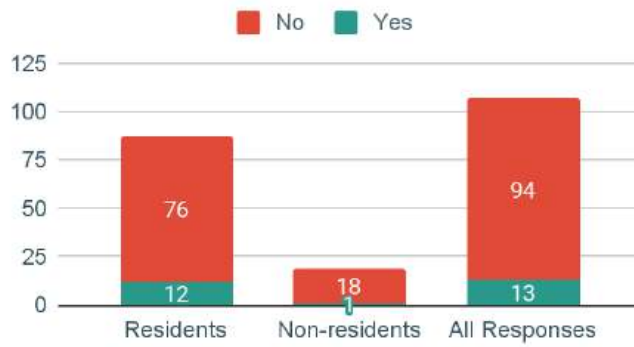


### 6.3 Do you work in or run a business in Tasley?

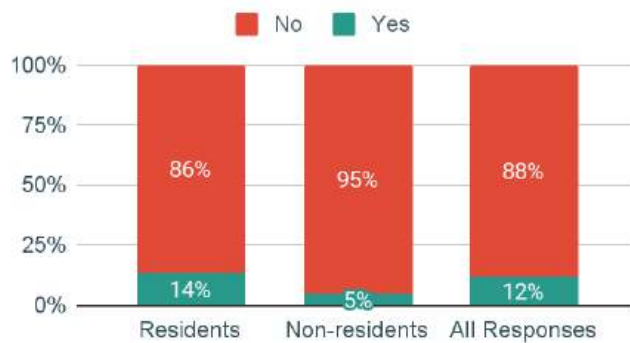
6.3 Do you work in or run a business in Tasley?

	Yes	No
Residents	12	76
Non-residents	1	18
All Responses	13	94

6.3 Do you work in or run a business in Tasley?



6.3 Do you work in or run a business in Tasley?

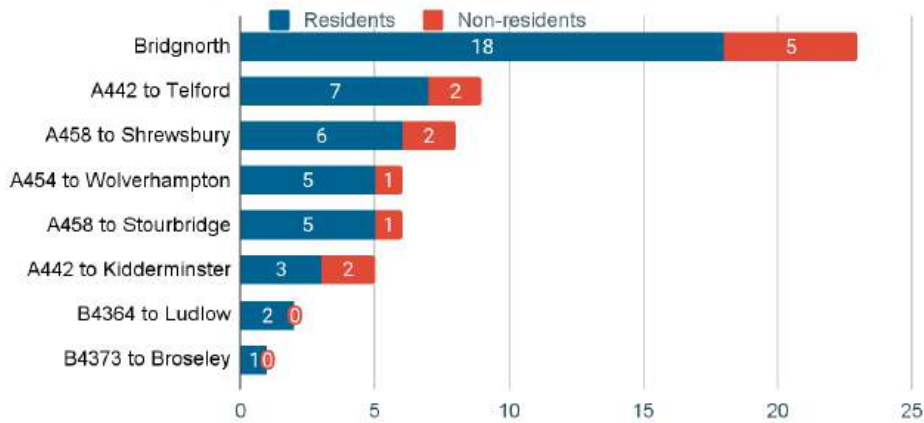


### 6.4 If you do not work in Tasley, which route do you usually take to your workplace?

6.4 If you do not work in Tasley, which route do you usually take to your workplace?

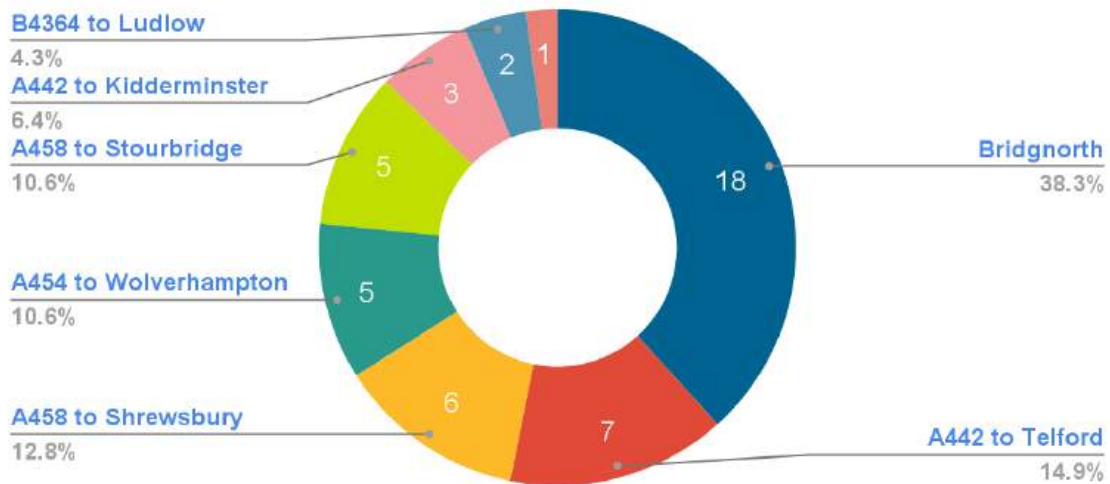
	Residents	Non-residents
Bridgnorth	18	5
A442 to Telford	7	2
A458 to Shrewsbury	6	2
A454 to Wolverhampton	5	1
A458 to Stourbridge	5	1
A442 to Kidderminster	3	2
B4364 to Ludlow	2	0
B4373 to Broseley	1	0

6.4 If you do not work in Tasley, which route do you usually take to your workplace?



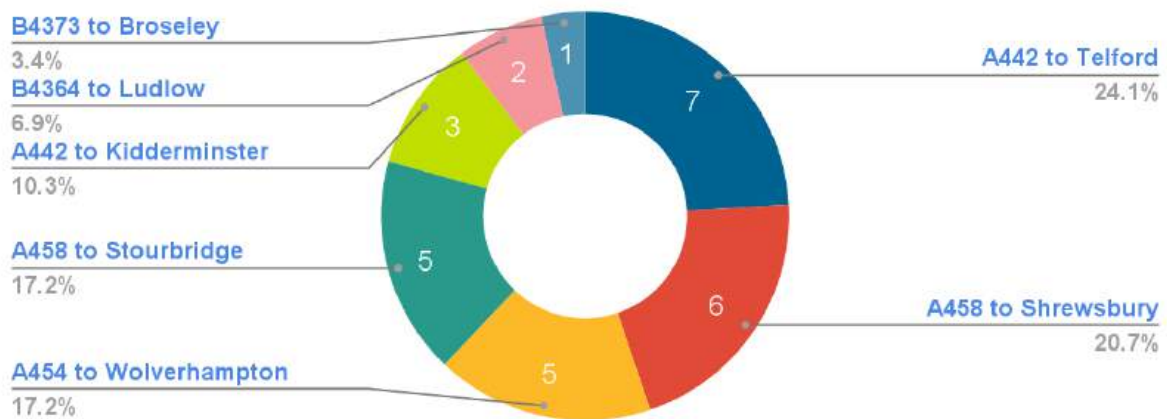
6.4 If you do not work in Tasley, which route do you usually take to your workplace?

Residents



6.4 If you do not work in Tasley, which route do you usually take to your workplace?

Residents - Excluding Bridgnorth



## 6.5 Other directions (not listed above)

### 6.5.1. Residents Comments

I work from home.

Husband drives on the A442 to Kidderminster daily for work

Do not work

Before retiring we commuted at different times to Telford or Kidderminster

Retired - No comment / views on 6.4 & 6.6

Retired not applicable - A442 to Telford occasionally for childcare

### 6.5.2 Non-residents Comments

Bridgnorth to Highly Road

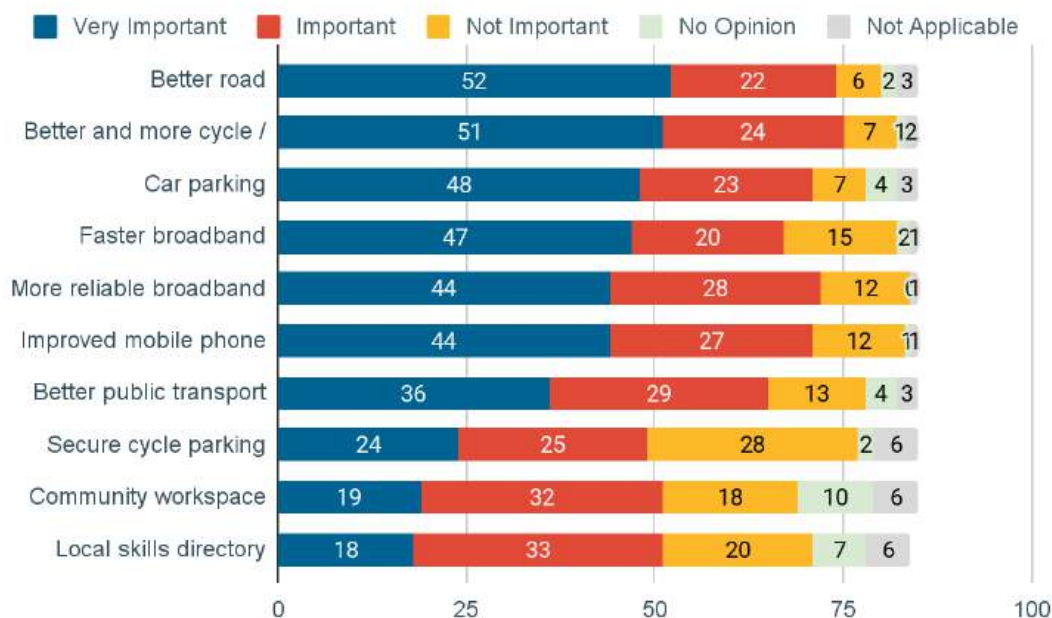
Retired but formally worked from home or travelled on A454 to Wolverhampton

**6.6 Thinking about how they would support your life in Tasley, how important are the following aspects of infrastructure to you?**

Residents	Very Important	Important	Not Important	No Opinion	Not Applicable
Better road infrastructure	52	22	6	2	3
Better and more cycle / footpaths	51	24	7	1	2
Car parking	48	23	7	4	3
Faster broadband	47	20	15	2	1
More reliable broadband	44	28	12	0	1
Improved mobile phone reception	44	27	12	1	1
Better public transport	36	29	13	4	3
Secure cycle parking	24	25	28	2	6
Community workspace	19	32	18	10	6
Local skills directory	18	33	20	7	6

6.6 Thinking about how they would support your life in Tasley, how important are the following aspects of infrastructure to you?

Residents

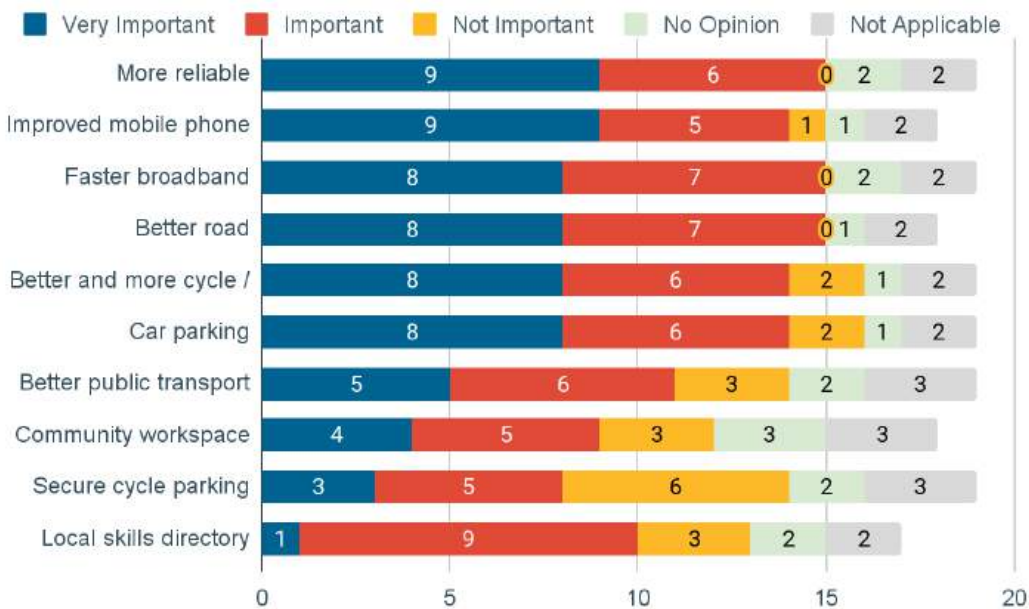


**6.6 Thinking about how they would support your life in Tasley, how important are the following aspects of infrastructure to you?**

Non-residents	Very Important	Important	Not Important	No Opinion	Not Applicable
More reliable broadband	9	6	0	2	2
Improved mobile phone reception	9	5	1	1	2
Faster broadband	8	7	0	2	2
Better road infrastructure	8	7	0	1	2
Better and more cycle / footpaths	8	6	2	1	2
Car parking	8	6	2	1	2
Better public transport	5	6	3	2	3
Community workspace	4	5	3	3	3
Secure cycle parking	3	5	6	2	3
Local skills directory	1	9	3	2	2

6.6 Thinking about how they would support your life in Tasley, how important are the following aspects of infrastructure to you?

Non-residents



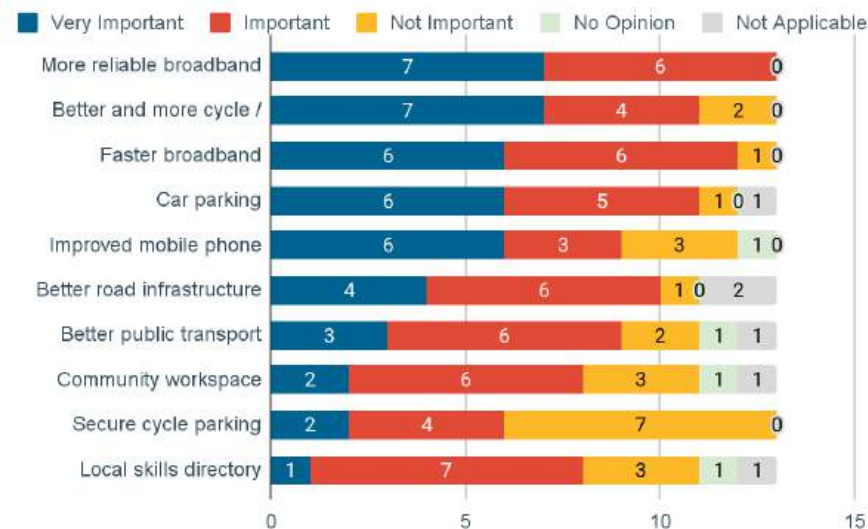
**6.6 Thinking about how they would support your life in Tasley, how important are the following aspects of infrastructure to you?**

6.6 Thinking about how they would support your life in Tasley, how important are the following aspects of infrastructure to you?

Work / Run business in Tasley	Very Important	Important	Not Important	No Opinion	Not Applicable
More reliable broadband	7	6	0	0	0
Better and more cycle / footpaths	7	4	2	0	0
Faster broadband	6	6	1	0	0
Car parking	6	5	1	0	1
Improved mobile phone reception	6	3	3	1	0
Better road infrastructure	4	6	1	0	2
Better public transport	3	6	2	1	1
Community workspace	2	6	3	1	1
Secure cycle parking	2	4	7	0	0
Local skills directory	1	7	3	1	1

6.6 Thinking about how they would support your life in Tasley, how important are the following aspects of infrastructure to you?

Work / Run business in Tasley

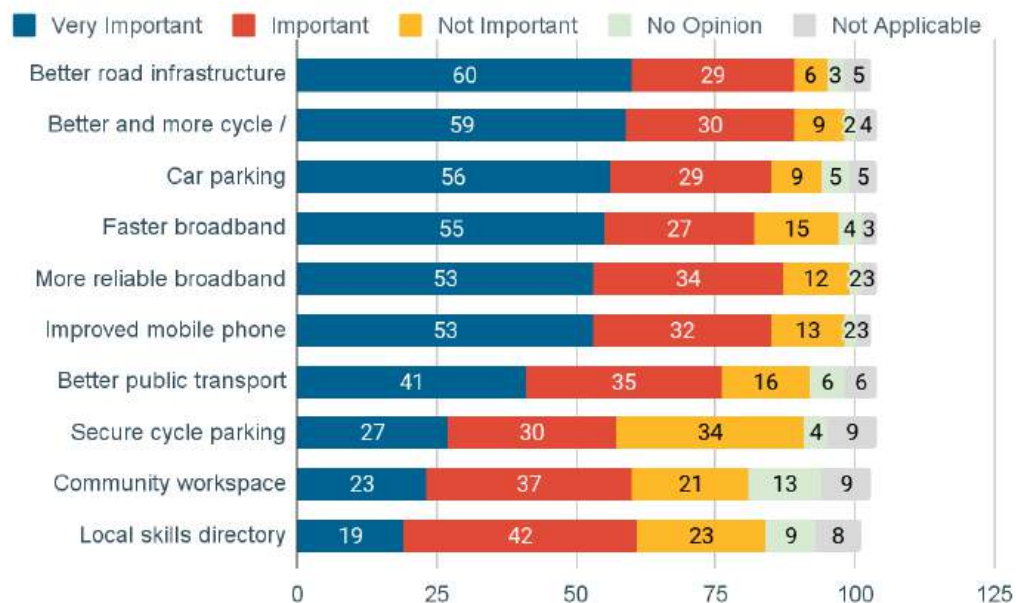


**6.6 Thinking about how they would support your life in Tasley, how important are the following aspects of infrastructure to you?**

All Responses	Very Important	Important	Not Important	No Opinion	Not Applicable
Better road infrastructure	60	29	6	3	5
Better and more cycle / footpaths	59	30	9	2	4
Car parking	56	29	9	5	5
Faster broadband	55	27	15	4	3
More reliable broadband	53	34	12	2	3
Improved mobile phone reception	53	32	13	2	3
Better public transport	41	35	16	6	6
Secure cycle parking	27	30	34	4	9
Community workspace	23	37	21	13	9
Local skills directory	19	42	23	9	8

6.6 Thinking about how they would support your life in Tasley, how important are the following aspects of infrastructure to you?

All Responses



**6.7 There is some employment land planned in the new development. What type of premises would you like to see?**

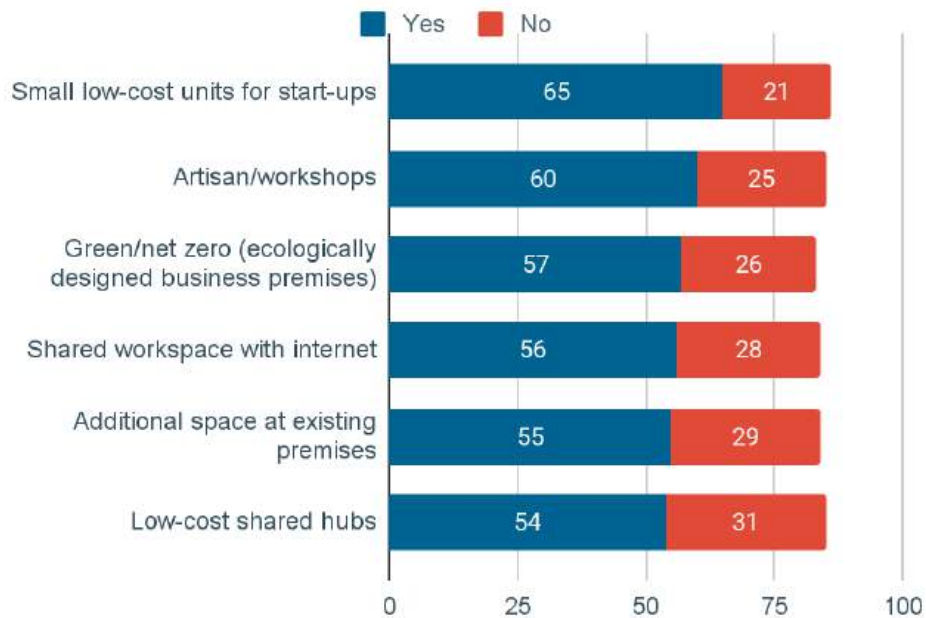
**6.7.1 Residents**

6.7 There is some employment land planned in the new development. What type of premises would you like to see?

Residents	Yes	No
Small low-cost units for start-ups	65	21
Artisan/workshops	60	25
Green/net zero (ecologically designed business premises)	57	26
Shared workspace with internet	56	28
Additional space at existing premises	55	29
Low-cost shared hubs	54	31

6.7 There is some employment land planned in the new development. What type of premises would you like to see?

Residents



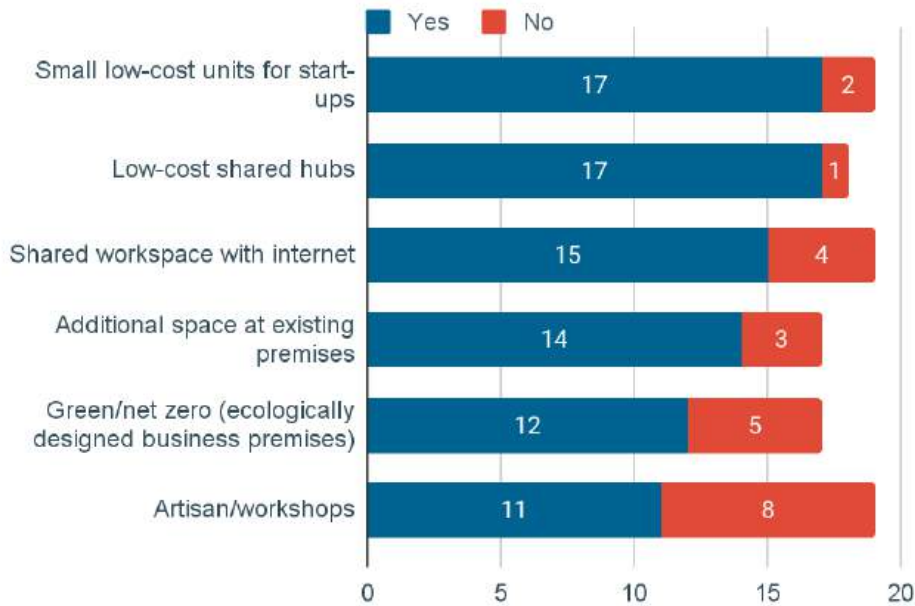
6.7.2 Non-residents

6.7 There is some employment land planned in the new development. What type of premises would you like to see?

Non-residents	Yes	No
Small low-cost units for start-ups	17	2
Low-cost shared hubs	17	1
Shared workspace with internet	15	4
Additional space at existing premises	14	3
Green/net zero (ecologically designed business premises)	12	5
Artisan/workshops	11	8

6.7 There is some employment land planned in the new development. What type of premises would you like to see?

Non-residents



6.7.3 All Responses

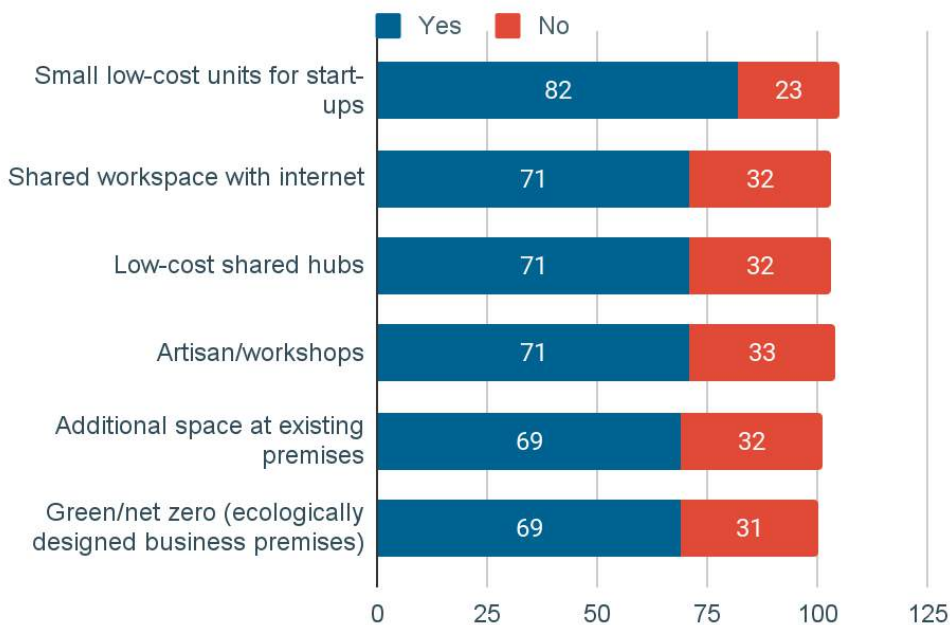
6.7 There is some employment land planned in the new development. What type of premises would you like to see?

All Responses

	Yes	No
Small low-cost units for start-ups	82	23
Shared workspace with internet	71	32
Low-cost shared hubs	71	32
Artisan/workshops	71	33
Additional space at existing premises	69	32
Green/net zero (ecologically designed business premises)	69	31

6.7 There is some employment land planned in the new development. What type of premises would you like to see?

All Responses



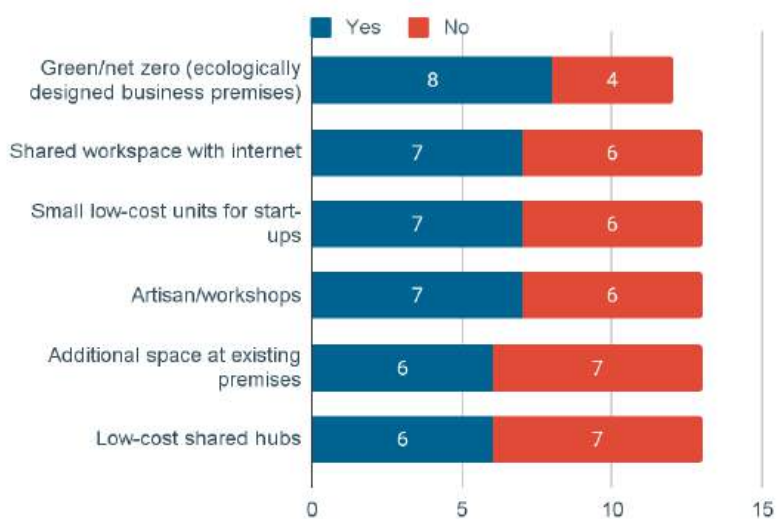
**6.7.4 Work or Run Business in Tasley**

6.7 There is some employment land planned in the new development. What type of premises would you like to see?

Work or run business in Tasley	Yes	No
Green/net zero (ecologically designed business premises)	8	4
Shared workspace with internet	7	6
Small low-cost units for start-ups	7	6
Artisan/workshops	7	6
Additional space at existing premises	6	7
Low-cost shared hubs	6	7

6.7 There is some employment land planned in the new development. What type of premises would you like to see?

Work or run business in Tasley



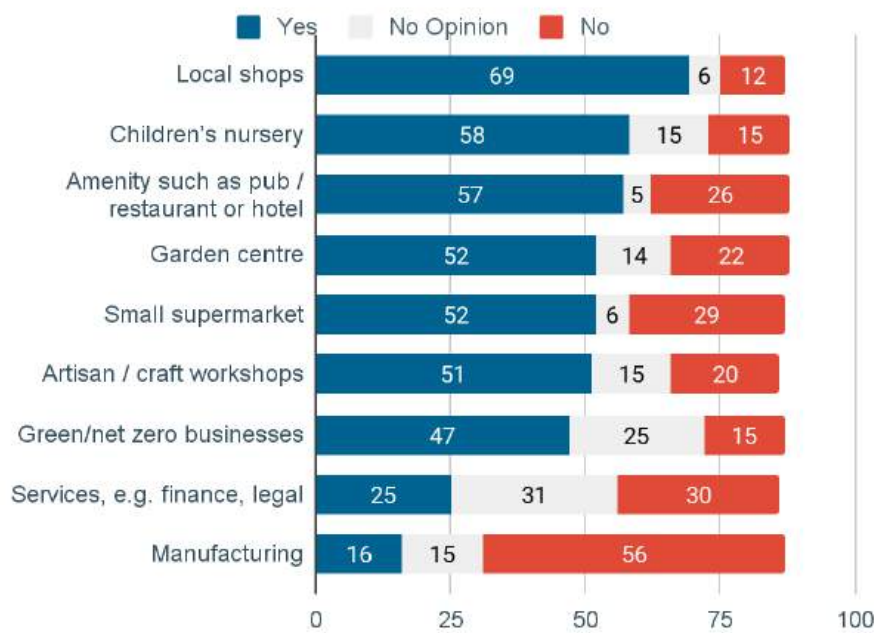
### 6.8 What sorts of businesses do you think should be encouraged in the parish?

#### 6.8.1 Residents

6.8 What sorts of businesses do you think should be encouraged in the parish?

Residents	Yes	No Opinion	No
Local shops	69	6	12
Children's nursery	58	15	15
Amenity such as pub / restaurant or hotel	57	5	26
Garden centre	52	14	22
Small supermarket	52	6	29
Artisan / craft workshops	51	15	20
Green/net zero businesses	47	25	15
Services, e.g. finance, legal	25	31	30
Manufacturing	16	15	56

6.8 What sorts of businesses do you think should be encouraged in the parish?  
Residents

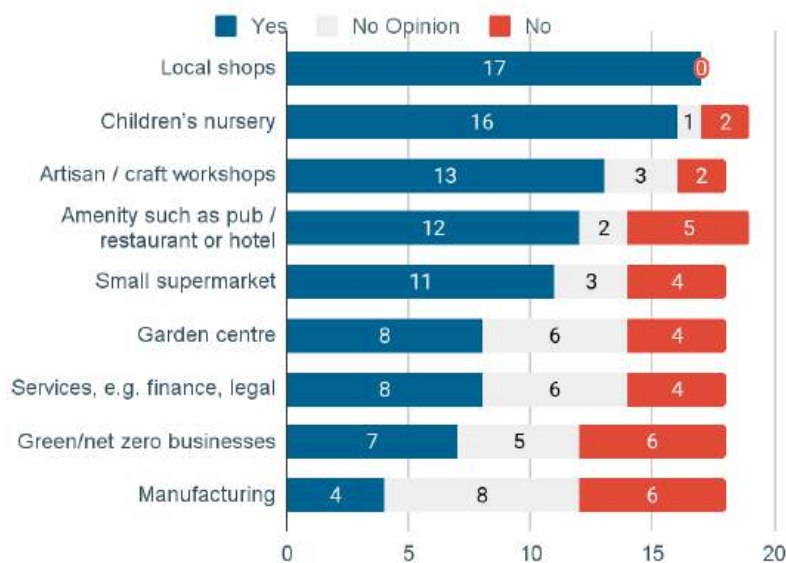


6.8.2 Non-residents

6.8 What sorts of businesses do you think should be encouraged in the parish?

Non-residents	Yes	No Opinion	No
Local shops	17	0	0
Children's nursery	16	1	2
Artisan / craft workshops	13	3	2
Amenity such as pub / restaurant or hotel	12	2	5
Small supermarket	11	3	4
Garden centre	8	6	4
Services, e.g. finance, legal	8	6	4
Green/net zero businesses	7	5	6
Manufacturing	4	8	6

6.8 What sorts of businesses do you think should be encouraged in the parish?  
Non-residents



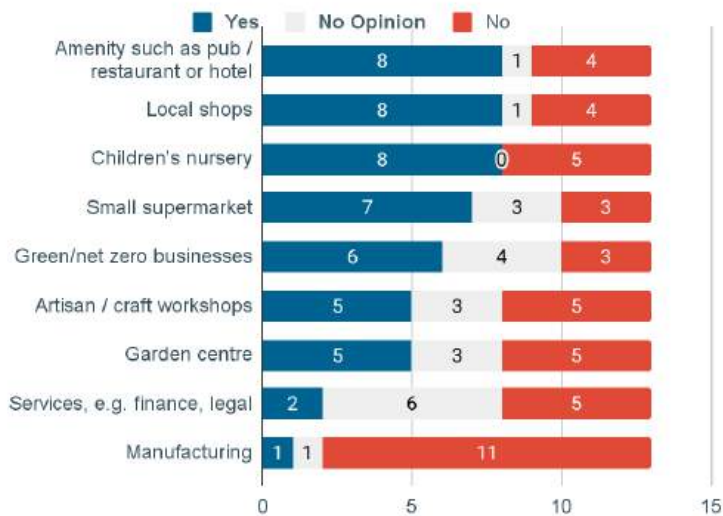
**6.8.3 Work or Run Business in Tasley**

6.8 What sorts of businesses do you think should be encouraged in the parish?

Run Business in tasley	Yes	No Opinion	No
Amenity such as pub / restaurant or hotel	8	1	4
Local shops	8	1	4
Children's nursery	8	0	5
Small supermarket	7	3	3
Green/net zero businesses	6	4	3
Artisan / craft workshops	5	3	5
Garden centre	5	3	5
Services, e.g. finance, legal	2	6	5
Manufacturing	1	1	11

6.8 What sorts of businesses do you think should be encouraged in the parish?

Work or run business in Tasley



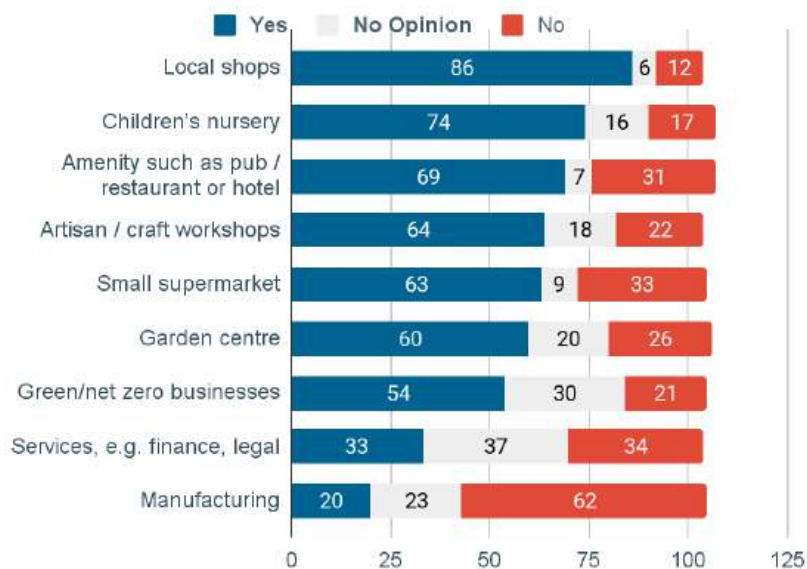
6.8.4 All Responses

6.8 What sorts of businesses do you think should be encouraged in the parish?

All Responses	Yes	No Opinion	No
Local shops	86	6	12
Children's nursery	74	16	17
Amenity such as pub / restaurant or hotel	69	7	31
Artisan / craft workshops	64	18	22
Small supermarket	63	9	33
Garden centre	60	20	26
Green/net zero businesses	54	30	21
Services, e.g. finance, legal	33	37	34
Manufacturing	20	23	62

6.8 What sorts of businesses do you think should be encouraged in the parish?

All Responses



## 6.9 Other business – please specify.

### 6.9.1 Residents Comments

No businesses should be built. The land should be left as it is for the farmers to use and the residents to enjoy

Farm shop

Agricultural

Cafes, starbucks, free parking

GP and dental surgery increased capacity is a must NOW, and is absolutely necessary if a population increase is planned.

Petrol station and large supermarket

DOCTORS

Large supermarket

### 6.9.2 Non-residents Comments

I feel really strongly that any business impacting air quality should be avoided. The prevailing wind will travel over this area to the town. There is already an air quality management area (AQM) in town - Squirrel Bank. The air quality in town has deteriorated in the last 5 years. I believe this is due to infilling housing and people using wood burners. It is a lot worse in the winter. Air Quality deterioration has been experienced by me as a member of Bridgnorth Running Club as we run all round the town on regular sessions weekly.

Large supermarket, clothing stores (Next, TK Max, B&M, Home Bargains). Petrol Station Like at Telford ; Out of town centre shopping

## 7. About the Respondents

Tasley Parish Council has a commitment to understanding the views, needs and wants of different members of the community in Tasley.

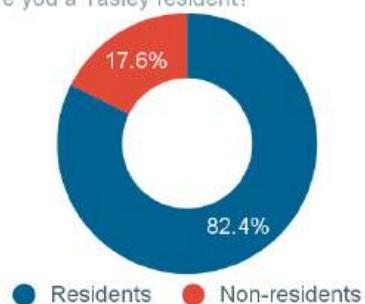
This information will help the council to deliver a better Neighbourhood Development Plan based on evidence about the local population. The following questions will help us to analyse which groups of people have taken part in research and consultation, and how views vary between different groups.

### 7.1 Are you a Tasley resident?

7.1 Are you a Tasley resident?

	Residents	Non-residents
	89	19
	82%	18%

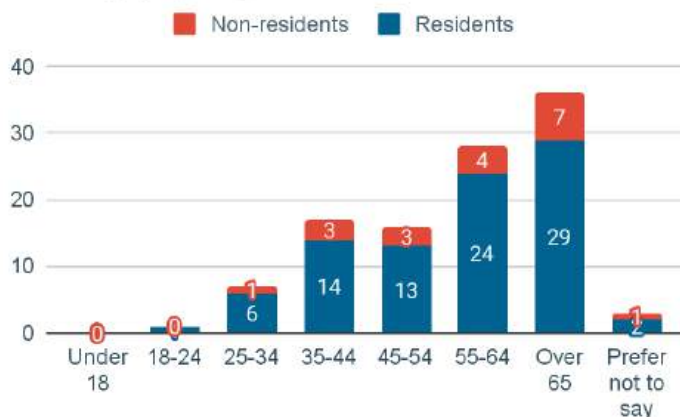
7.1 Are you a Tasley resident?



7.2 What age group are you in?

	Residents	Non-residents
Under 18	0	0
18-24	1	0
25-34	6	1
35-44	14	3
45-54	13	3
55-64	24	4
Over 65	29	7
Prefer not to say	2	1

7.2 What age group are you in?

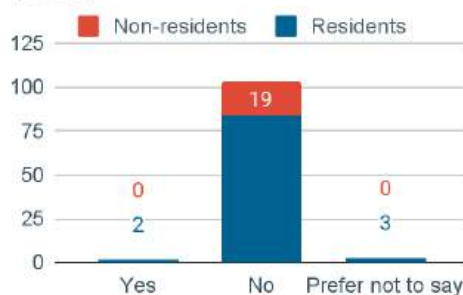


### 7.3 Do you consider yourself to be a disabled person?

7.3 Do you consider yourself to be a disabled person?

	Residents	Non-residents
Yes	2	0
No	84	19
Prefer not to say	3	0

7.3 Do you consider yourself to be a disabled person?



## TNP Consultation Statement Appendices

### Appendix 6 Character areas, views and landmarks within Tasley

## Tasley Neighbourhood Plan

### Design

**Character Areas, Views, Landmarks & Gateways (see as marked up on the map of same title)**

#### 1. Wenlock Rise & Rastrick Close



#### **CHARACTER ANALYSIS**

- Twenty first century residential consisting of mixed two and three storey family town-houses, with some three storey flats, of mixed tenure - predominantly owner occupied with some private and Housing Association rent.
- Medium to high density.
- Small to medium rear gardens, small or no front gardens.
- Mixed but essentially traditional house design.
- Predominantly red brick, cream render and pitched tiled roofs.
- Communal open spaces, one with play area and equipment adopted by Shropshire Council.

- Large areas of good structural landscaping maintained by Shropshire Council with many retained mature trees and hedges.
- Smaller 'incidental' areas of landscaping.
- Children's Play Area with equipment, in central landscaped area.
- High quality design and layout and high value.
- Local residential traffic routes only.
- Little alteration since it was first built.
- Parking – attached garages, drives, some detached garaging and communal parking in courtyards.
- High road, pedestrian and cycle connectivity to adjacent housing areas and countryside.
- Reasonable bus access to Bridgnorth town centre
- Screened and partially noise protected from the A458 By-Pass by landscaped area.





## ISSUES

1. Parking provision proving inadequate leading to parking on footpaths and landscaped areas.
2. Two footpath links to adjacent developments in need of paving and lighting.
3. Long-term maintenance of the unadopted courtyards in the hands of resident management companies.

## OPPORTUNITIES

1. Little room for any major changes due to high density
2. House extensions possible to the larger houses.
3. Possibly limited in-fill opportunities.
4. Possible sites for additional residents parking.
5. Seek funding for surfacing and lighting of the two footpath links from Trevithick Close to Wenlock Road and from Wenlock Rise to Portmans Way.

## 2. Wenlock Road/ Church Lane



## CHARACTER ANALYSIS

- Mixture of large, detached houses dating from 1920's to modern. Also small group of semi-detached two-storey brick and tiled two-storey former council houses, set in a semi-circle separated from the road by a landscaped area.
- Some new 'in-fill' plots recently developed.
- Largely private, single family occupation, some former/existing council housing
- High value, low density

- No communal landscaped areas.
- All except the former council housing with off road parking.
- Communal garages for the council houses.
- Varied in design and materials but mostly brick or render with steep pitched tiled roofs.
- Contains well converted former agricultural barns.
- Single dwelling deep along road frontages.
- Large mature front and rear gardens.
- Facing onto main roads so good access and connectivity to adjacent residential and Bridgnorth town centre
- Close proximity to bus services into town centre.
- Some noise from traffic on Wenlock Road and Church Lane.
- Includes the historic Tasley Village Hall.





## ISSUES

1. Pedestrian safety at the junction of Wenlock Road and Church Lane.
2. The proposed closing off of Church Lane to through traffic under the Tasley Gateway proposals.
3. Ensuring any infill plots are developed in keeping in scale and character.
4. Tasley Village Hall only able to host small events due to limited space and parking.

5. Many trees and hedges worthy of retention

6. Long term future of Tasley Village Hall.

#### **OPPORTUNITIES**

1. Some sites likely to be suitable for redevelopment and in-fill development on appropriate scale

2. Much opportunity for extensions to houses and addition of outbuildings.

3. Maybe opportunities for conversion of larger houses to apartments.

#### **4. Abbeyfield & Fairfield**



#### **CHARACTER ANALYSIS**

- 1980's dwellings, detached, two storey brick and pitched tiled roofs.
- Low to medium density
- Owner-occupied and private rent.
- Contains one large detached house with large private pool in garden.
- Medium to small sized front and rear gardens

- High quality buildings and design
- One wooded communal landscaped area owned by Tasley Parish Council.
- Series of cul-de-sac, poor road, cycle and pedestrian connectivity with adjacent developments.
- Little altered since built.
- Adjoined to the north by open countryside - now with planning consent for the Tasley Gateway development.
- Poor access to bus route into town centre.



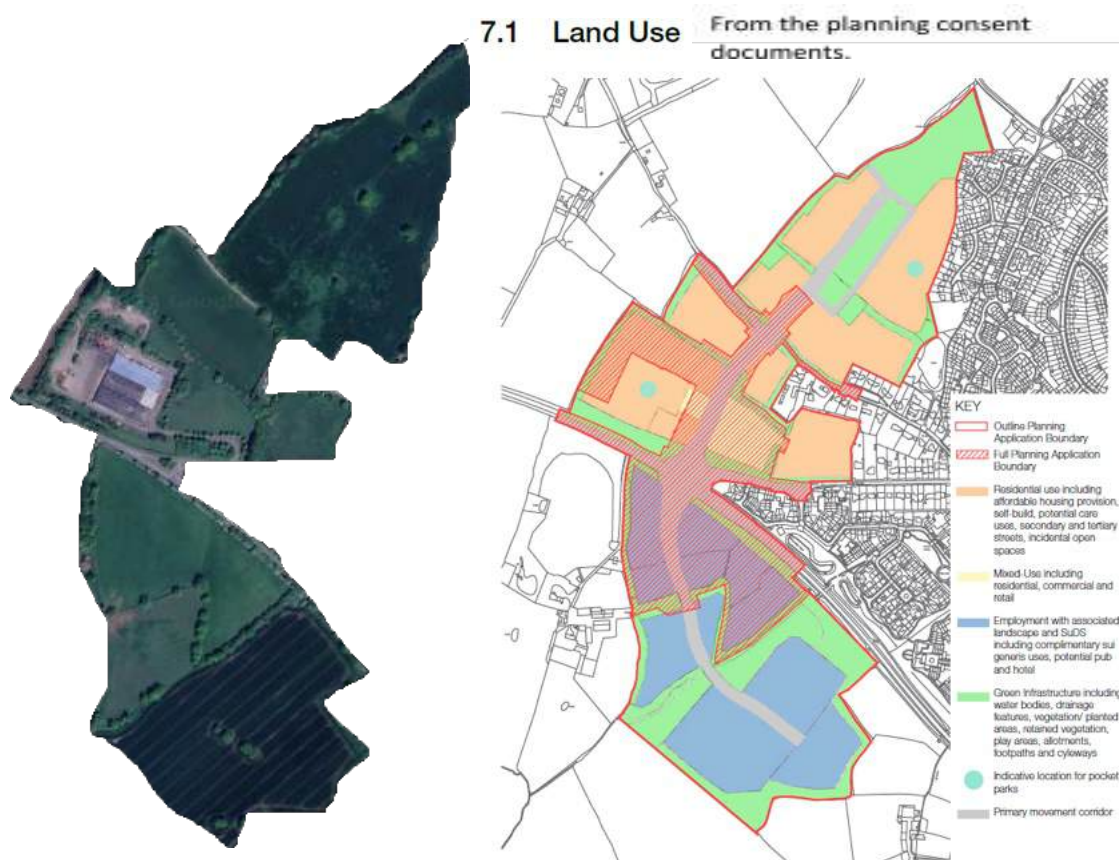
### **ISSUES**

1. Limited public open space
2. Poor links to surrounding housing
3. Poor public transport links
4. No road, cycle or pedestrian connections proposed to the Gateway scheme.

### **OPPORTUNITIES**

1. Possibility of pedestrian & cycle links into proposed Gateway scheme.
2. Some limited potential for infill and redevelopment
3. House extensions possible.
4. Scope to enhance the biodiversity of the Lake and the Parish Council owned wooded area.

## 4 & 4A The 'Gateway' Development



### CHARACTER ANALYSIS

Proposed new development of 550 new dwellings and a range of associated services and facilities as set out in the extant outline planning permission 21/0502

Extract from the outline application document describes the proposal as:

“The application is a hybrid with the principle of development sought to be established through outline permission including access and all other matters reserved. The proposed indicative mix of uses is as follows:

- Up to 550 dwellings to include 60 bed Extra Care facility (Use Class C2) and up to 12 self-build or custom build plots

- Foodstore – up to 2,000m<sup>2</sup>
- Neighbourhood centre (nursery, café, supplemental retail, etc) – up to 1,200m<sup>2</sup>
- 60-bed hotel – up to 3,300m<sup>2</sup>
- Family pub – up to 1,000m<sup>2</sup>
- Petrol Filling and Electric Vehicle Charging Station (PF&EVCS) – up to 700sqm
- Livestock market – about 8,500m<sup>2</sup> and lairage
- 6.7ha general industry / warehousing (to include sites of pub / hotel / PF&EVCS)

The development will be accessed by a new roundabout junction where Wenlock Road meets the A458. The roundabout will provide a new north and south access into the development areas and will function as a gateway into Bridgnorth.

The housing element of up to 550 dwellings is proposed to include affordable housing at 20% as the prevailing target. Tenure split is to be agreed. A 60 bed extra care facility (C2) and up to 12 self-build plots are proposed.

Modern traditional design, pitched roofed two storey, in brick, series of cul-de-sacs envisaged.

It is proposed to relocate the livestock market to the land south of the A458 and the existing market will be demolished.”

## **ISSUES**

1. How to ensure the design of the development remains of a high standard
2. How to ensure good road, cycle and footpath connectivity with existing development is provided
3. How to ensure landscaped areas and play areas are high standard and maintained long term
4. How to ensure non-residential uses are all provided and as early as possible in the development.
5. How to ensure area is best served by bus services.
6. How to secure provision of the allotment site shown on the masterplan, which is not secured in the planning permission.

## **OPPORTUNITIES**

1. Provide new links into exiting adjoining housing estates
2. The proposed highway improvements on the A458

3. Additional Landscaped areas secured
4. Extensions possible to future houses.
5. Possible allotments provision.
6. Provision of some affordable and houses for rent.

## 5. The Leasows



### CHARACTER ANALYSIS

- This is a grade II listed building and its associated large landscaped grounds.
- Early C19. Brick with hipped slated roof and brick stacks; 2 storeys; 3 sash windows to front with moulded lintels; heavy Tuscan pillared porch with stuccoed cornice and elaborate voluted parapets with bold lined eaves.
- An important heritage asset in the locality already statutorily protected.

### ISSUES

1. Need to ensure continued protection of the building from inappropriate development.
2. Need to offer best possible protection for its associated landscaped area, currently not statutorily protected.

## **OPPORTUNITIES**

1. Enhance the biodiversity of the grounds
2. Encourage owners to allow a degree of public use and access to the grounds.

## **6. Tiddle Brook and treed area**

### **CHARACTER ANALYSIS**

A linear area on both sides of the Tiddle Brook - a small brook with some brook-side existing wooded area.

### **ISSUES**

1. How best to protect the ecological value of the Tiddle Brook now and if the Tasley Garden Village development proceeds.
2. How to extend the treed area and enhance the whole linear area as an ecological asset.

### **OPPORTUNITIES**

1. Open up public access
2. Enhance biodiversity

## **7. The Woodlands**

### **CHARACTER ANALYSIS**

- An established, largely coniferous private planted woodland in part containing a group of single storey wooden 'holiday' chalets.
- Single track vehicular cul-de-sac private access to the chalets.

### **ISSUES**

1. How best to protect and enhance the long-term ecological value of the woodland.
2. The long-term maintenance and future of the holiday chalets.

### **OPPORTUNITIES**

1. Enhance biodiversity.

## **8. The fishing lakes**

### **CHARACTER ANALYSIS**

- An area of private woodland and two lakes used on a commercial basis for fishing.
- Limited vehicular access
- No public access / use.
- Public footpath passes through the area.

### **ISSUES**

1. Long term value, retention and enhancement as an ecological and leisure asset.

**OPPORTUNITIES**

1. Enhance biodiversity.
2. Encourage public access and use.

**9&9a Isolated groups of houses, one between the end of Church Lane and the Church and one group on the other side of the Church.**

**CHARACTER ANALYSIS**



- Two groups of two isolated dwellings, facing onto the country lane beyond Church Lane and two detached houses & buildings set further back from the road reached by private tracks.
- Detached traditional two storey houses in brick with steeply pitched tiled roofs, set in large curtilages, set close onto the roadside or accessed via long tracks.





## ISSUES

1. Protecting the existing environmental setting of these isolated groups of rural dwellings
2. Ensuring any alterations, extensions, redevelopment and infill development are sufficiently in keeping.

## OPPORTUNITIES

1. Possible residential extensions and residential related buildings in the grounds.
2. Some opportunities for redevelopment and in-fill plots.
3. Possible change of use to other residential uses such as apartments and residential related development within the grounds.

## 10. Church and graveyard of St Peter & Paul

## CHARACTER ANALYSIS

- A grade II Listed building and grounds and modern graveyard extension on opposite side of Church Lane.
- The Church is: 'an economical and characteristic example of the simple Gothic style favoured in Anglican churches before the ecclesiological revival of the mid C19. Built 1840-41 by Josiah Griffiths of Quatford, replacing a medieval church that is said to have been timber-framed with thatch roof.'
- An important local heritage asset and landmark building.
- In a buff brick uncharacteristic of the location.
- Statutorily protected.



**ISSUES**

1. Long term upkeep of building, graveyard, monuments and trees
2. Continued protection from inappropriate development
3. Need for additional cemetery space.
4. Isolation from the rest of the village

**OPPORTUNITIES**

1. Space to expand existing cemetery if required
2. Protect and enhance mature trees and biodiversity

**11. Brick Kiln Woods****CHARACTER ANALYSIS**

- An established area of natural and planted mixed woodland over a former clay pit.
- Managed by The Woodland Trust
- Has public access throughout.
- Popular walking, dog walking and running facility.

**ISSUES**

1. Long term management plan.
2. Continued public access.

**OPPORTUNITIES**

1. Protect and enhance biodiversity

**12 The Dingle Brook Corridor****CHARACTER ANALYSIS**

- Well Wooded steep sided valley with many mature trees and well developed under canopy.
- Ancient woodland
- In private ownership
- Part accessed via a public right of way

**ISSUES**

- Maintaining biodiversity
- Limited public access
- Water quality

**OPPORTUNITIES**

- Increase public access
- Increase biodiversity

## Open Countryside

### Character Analysis

- A large part of the Tasley Parish Council area is open countryside, and this will remain so even if the Tasley Garden Village site is allocated.
- This larger area of land is not 'Green Belt' in planning policy terms and does not have the degree of protection from inappropriate development as if it was Green Belt.
- Nevertheless, even as open countryside some new development is permissible under current national and local planning policies. Such developments as agricultural buildings, justifiable new farmhouses and houses for other essential agriculturally related homes, extensions, barn conversions and 'Rural Exception' sites under current Shropshire Planning Policies are all possible.
- Much of the Parish consists of open farmed countryside, with associated farmhouses and farm buildings. This is therefore very much an important characteristic of the parish, reflecting its history and its continued rural nature.
- Many of these farm buildings are isolated and reached by long unmade tracks.
- Many are of a traditional design and in the local characteristic red brick and small plain red tiled roofing.
- Many are now not used in connection with farming but have been used or converted into residential homes.

### ISSUES

- Ensuring that what development does take place is entirely in accordance with current planning policies.
- Ensuring new development takes account of its rural setting in terms of location, design and materials.
- Encouraging greater biodiversity and wildlife-friendly farming practices.
- The need to protect the countryside for its own sake, its openness and value for biodiversity.
- The need to protect and enhance public accessibility
- The need for continued economic viability of farming.
- Finding viable uses for redundant farm buildings
- Lack of affordable housing for farm workers.
- Need to support farm diversification.

### OPPORTUNITIES

1. To influence the design and materials in new buildings and barn conversions
2. New homes for people with local connections - County Council planning policy already allows for essential agricultural workers

dwelling and offers opportunities for 'Rural Exception Sites' for houses for persons with local connections.

3. Conversions of redundant farm buildings to dwellings are allowed.
4. There is scope to extend existing dwellings
5. Farm diversification into tourist-related uses and tourist accommodation are permissible.

### **13. Tasley Garden Village Proposal**

There is a proposal in the emerging Shropshire Local Plan for a large development allocation on presently open countryside to the west of the A458.

The form that this development will take is to be set out in a masterplan and possibly a Design Code to be drawn up by the developer and Shropshire Council. It is the intention for the Parish Council and the Neighbourhood Plan Team to also be involved in this process.

Clearly so large a development will have a major impact on the character and functioning of the village and needs close scrutiny by all likely to be affected.

#### **ISSUES**

1. It is in principle objected to by many local residents as likely to change the nature of the locality from rural to urban and will put pressure on already inadequate existing services in Bridgnorth.
2. It is in a location divorced from the rest of the village, taking its development in a direction counter to how the village has historically grown, leading to a 'split' community in terms of functioning and interaction, dissected by the major A458 road over which the scheme proposes only one link in the form of a large pedestrian, disabled and cycle bridge at the roundabout with Ludlow Road.
3. Ensuring the promised community services e.g. public open space, primary school, are secured and provided early in the development process.

#### **OPPORTUNITIES**

1. The payment of enhanced Community Infrastructure Levy money to the Tasley Parish Council to spend on new and improved community facilities in the Parish.
2. Additional Parish Precept monies for the Parish Council.
3. Affordable housing and housing for rent in the Parish.
4. Significant new public open space, wildlife areas and recreational facilities.
5. Additional off-site provision e.g. cycle ways, footpath improvements, etc.
6. Potential new primary school, community centre and contributions towards primary healthcare.

## **‘Gateway’ Sites**

### **CHARACTER ANALYSIS**

The three yellow asterisks on the plan indicate three sites which, due to their prominent locations at the ‘entrance’ to areas of existing or proposed development in the parish, are considered to be ‘Gateway’ locations.

### **ISSUES**

1. The need to ensure that anything built at these locations reflects their importance as visual gateways and so requires something out of the ordinary to be built.
2. Pressure to use these sites as part of the two proposed new large-scale developments.

### **OPPORTUNITIES**

1. To enhance value as gateways by appropriate design and scale of development or public art

## **Heritage Sites**

### **CHARACTER ANALYSIS**

- The four blue triangles on the map are the locations of Leasows House, the former Tasley Racecourse, Tasley Parish Hall, the Parish Church and The Punchbowl Public House.
- Leasows House is a statutorily protected listed building and is referred to above.
- The site of the former Racecourse is no longer identifiable on the ground, and forms part of the Tasley Gateway development. There is a small plaque on Church Lane commemorating the former Racecourse.
- The Punchbowl is an attractive historic but unlisted building in a prominent location.
- The Tasley Village Hall is of local historic interest.
- The Tasley Parish Church is a Grade II \* listed building and so is statutorily protected from inappropriate development.

### **ISSUES**

- The former Racecourse is not adequately acknowledged and forms part of a development site with outline permission.

### **OPPORTUNITIES**

1. Protection of important heritage assets which are not statutorily protected.
2. Seek possible replacement of Racecourse plaque or enhancement of its recognition on the ground, or as part of the development.
3. Seek having The Punchbowl locally or statutorily listed.

## Transport Network

### CHARACTER ANALYSIS

The red line on the map is the A458 which becomes the Bridgnorth By-Pass as a bridge over the River Severn. It is the major road through Tasley and carries heavy traffic from the West Midlands into and out of Wales. As such, it forms a strong 'edge' to the main built-up part of the village and the adjacent open countryside to the west and south, including the site now being proposed for the Tasley Garden Village in the emerging Shropshire Local Plan. It is also, in this sense, a major physical and visual barrier and a serious source of traffic noise.

The purple line on the map is Church Lane, a minor rural road leading out of the village into open countryside. It carries little traffic but much of it is farm related. It is much used by residents of the village for walking, running, dog walking and cycling. A section of it is included in the Tasley Gateway development wherein it is planned to become a cul-de-sac closed to through traffic and enhanced as a pedestrian and cycleway.

### ISSUES

1. The noise from traffic on the A458
2. The barrier the A458 presents between the village as it exists and the Tasley Gateway (part) and proposed Tasley Garden Village developments.
3. The proposal in the Tasley Garden Village scheme to cross the A458 with a large footbridge.
4. The junction layout of these two roads is presently considered poor for use by pedestrians.

### OPPORTUNITIES

1. Potential to secure reduced traffic speeds and formal, traffic-controlled pedestrian crossing points across the A458 to enhance pedestrian and cyclist access to the Tasley Gateway and Tasley Garden Village developments.
2. Extend footpaths and provide cycleways all along the length of the A458

## Views Out

### CHARACTER ANALYSIS

Three important views are identified on the map in the form of three large arrows. Because of the fall of contours at these locations, they each have extensive long-distance views of considerable value.

### ISSUES

1. Need to ensure that these views are taken into consideration in any proposals for development within the width and much of the depth of these views.

### OPPORTUNITIES

1. Seek their protection and enhancement in any development proposals which might affect them.

## View In

### CHARACTER ANALYSIS

- One important 'view in' is indicated on the map with a blue arrow.
- This is the view of the Water Tower (and the adjacent aerial tower) and potentially of the Church and its yew trees, which indicates 'arrival' in Tasley when driving, cycling or walking towards the parish from the west along the A458.

### ISSUES

1. How to ensure the retention and potential enhancement of this view.
2. The aerial tower is of little visual value.
3. The Water Tower is redundant, unprotected and in private ownership and is becoming screened from this view by the growth of trees in close proximity.
4. The church building is screened from view in this direction by mature trees.

### OPPORTUNITIES

1. Work with Water Tower owners to enhance visual appearance and potential wildlife value e.g. swift and bat boxes
2. Seek pruning or removal of the self-seeded trees presently screening some of the view of the Water Tower, which will otherwise soon totally screen it from view.
3. Seek the removal of the aerial tower.

### The Local Palette of Building Form and Facing Materials.

It is important that the use of facing materials for new buildings is considered and used where appropriate in all new developments if the existing character in the locality is to be preserved.



This example includes small plain clay tiles on a steeply pitched roof and painted rendering, decorative ridge tiles and traditional chimneys and small pitch roofed dormer windows and windows with a vertical orientation.



This example shows the use of painted brickwork, cottage style windows, plain clay tiled roof with traditional eaves detail.



The above shows a converted former barn in traditional handmade soft-red brick, small plain clay tiled steeply pitched roofs, small pitched roofed dormer windows and replacement windows which have kept the traditional vertical emphasis and simple form.

## DRAFT DESIGN POLICY

New development in Tasley must deliver good quality design. To achieve this, development proposals should demonstrate that the scheme:

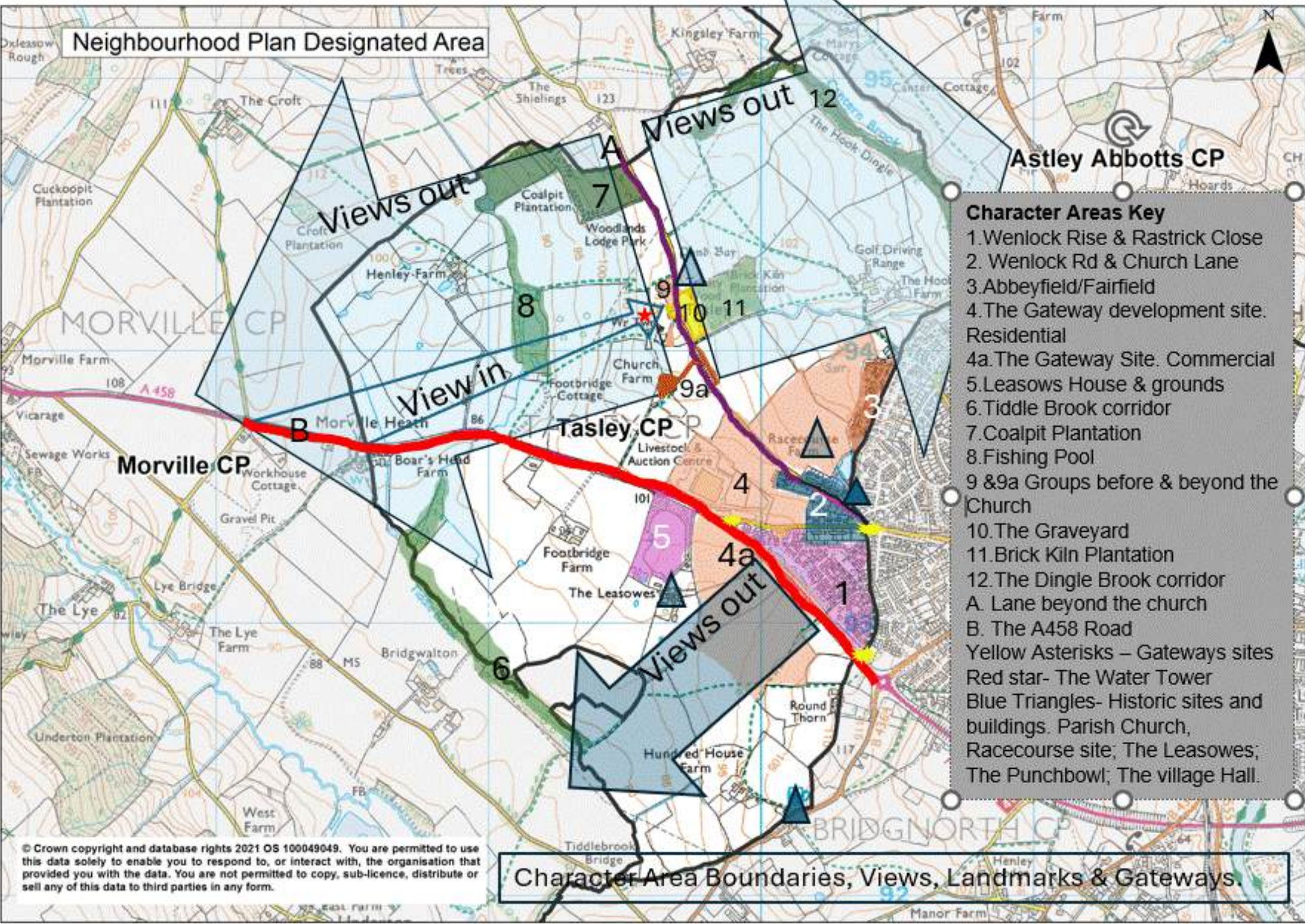
1. Responds to the existing character of the Parish by providing active frontages to streets and spaces and responding to nearby development in terms of enclosure and degree of set-back.
2. Be well integrated with its surroundings by reinforcing existing and creating new connections, while respecting local character and appearance.
3. Use a pallet of facing materials chosen from those traditionally used in the locality (mostly red brick and small plain clay tiles on a steep pitched roof) or to reflect these to an acceptable degree.
4. Provide convenient, level and safe access to community services and facilities;
5. Have good access to public transport or otherwise help reduce car dependency;
6. Create a development with a locally inspired and distinctive character, complementing the existing character and local vernacular;
7. Respect and enhance local topography, landscape and water features, trees and plants, wildlife habitats and existing buildings and make the most of site orientation and microclimate;
8. Use buildings, landscaping, boundary treatments and planting that create attractive streets and spaces;
9. Provide a range of garden spaces to reflect house sizes and allow potential use for growing of food.
10. Take advantage of and respect views into and out of sites, in particular the important views identified in the plan, in order to retain these views and to make new development easy to access and navigate through;
11. Provide streets that encourage low vehicle speeds, and which can function as safe, social spaces;
12. Integrate car parking within buildings and landscaping so that it does not dominate the streets, and ensure, where possible, that car parking requirements can be catered for on plot;
13. Clearly distinguish between public and private spaces in streets;
14. Provide convenient, well-screened storage space for bins and recycling, and for bicycles and motor vehicles;
15. Be of an appropriate scale, massing and height in relation to the wider location and parish context, protecting and enhancing important views in and out from the site;
16. Include high quality and recycled materials which complement those used in the surrounding area;
17. Not create unnecessary light pollution by having bright, permanently lit areas at night;
18. Help achieve full fibre optic connection to each property;
19. Provide measure of energy use reduction and the use of renewable energy in all new buildings, in accordance with Shropshire Local Plan policies;
20. Provide for disposal of surface water to on-site soakaways and permeable surfaces in hard landscaped areas.

**21.** Independent design review of major development proposals will be encouraged.

## **TNP Consultation Statement Appendices**

Appendix 7 Design map for character areas,  
views and landmarks

# Neighbourhood Plan Designated Area



- Character Areas Key**
1. Wenlock Rise & Rastrick Close
  2. Wenlock Rd & Church Lane
  3. Abbeyfield/Fairfield
  4. The Gateway development site. Residential
  - 4a. The Gateway Site. Commercial
  5. Leasows House & grounds
  6. Tiddle Brook corridor
  7. Coalpit Plantation
  8. Fishing Pool
  - 9 & 9a Groups before & beyond the Church
  10. The Graveyard
  11. Brick Kiln Plantation
  12. The Dingle Brook corridor
- Views**
- A. Lane beyond the church
  - B. The A458 Road
- Landmarks & Gateways**
- Yellow Asterisks – Gateways sites
  - Red star- The Water Tower
  - Blue Triangles- Historic sites and buildings. Parish Church, Racecourse site, The Leasowes, The Punchbowl, The village Hall.

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**Character Area Boundaries, Views, Landmarks & Gateways.**

## TNP Consultation Statement Appendices

Appendix 8 SEA screening report September  
2025



# **Tasley Neighbourhood Development Plan**

## **Strategic Environmental Assessment Screening Statement**

**September 2025**

# Strategic Environmental Assessment Screening Statement for the draft Tasley Neighbourhood Development Plan

## Summary

The policies within the draft Tasley Neighbourhood Development Plan (draft TNDP) have been screened under the Strategic Environment Assessment process. The conclusion of the SEA Screening Process is that none of the proposed policies within the draft TNDP has the potential to have a significant effect on the natural environment. The draft TNDP can be ‘screened out’ of the Strategic Environment Assessment process and an ‘Appropriate Assessment’ is not required.

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Application of the SEA Directive .....	5
Tasley Designated Neighbourhood Area .....	6
The Draft Tasley Neighbourhood Development Plan.....	7
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## Introduction

An initial screening opinion was used to determine whether the contents of the emerging draft TNDP required a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2011/42/EC (the SEA Directive).

Any land use plan or programme ‘which sets the framework for future development consent of projects’ must be screened according to a set of criteria from Annex II of the Directive. These criteria include exceptions for plans ‘which determine the use of a small area at local level’ or which only propose ‘minor modifications to a plan’, if it is determined that the plan is unlikely to have significant environmental effects.

The initial screening opinion was subject to consultation with Historic England, the Environment Agency and Natural England. The results of the screening process are detailed in this Screening Statement which is made available to the public.

## The SEA screening process

The Government has set down planning guidance following publication of the National Planning Practice Guidance (NPPG). The guidance advises that:

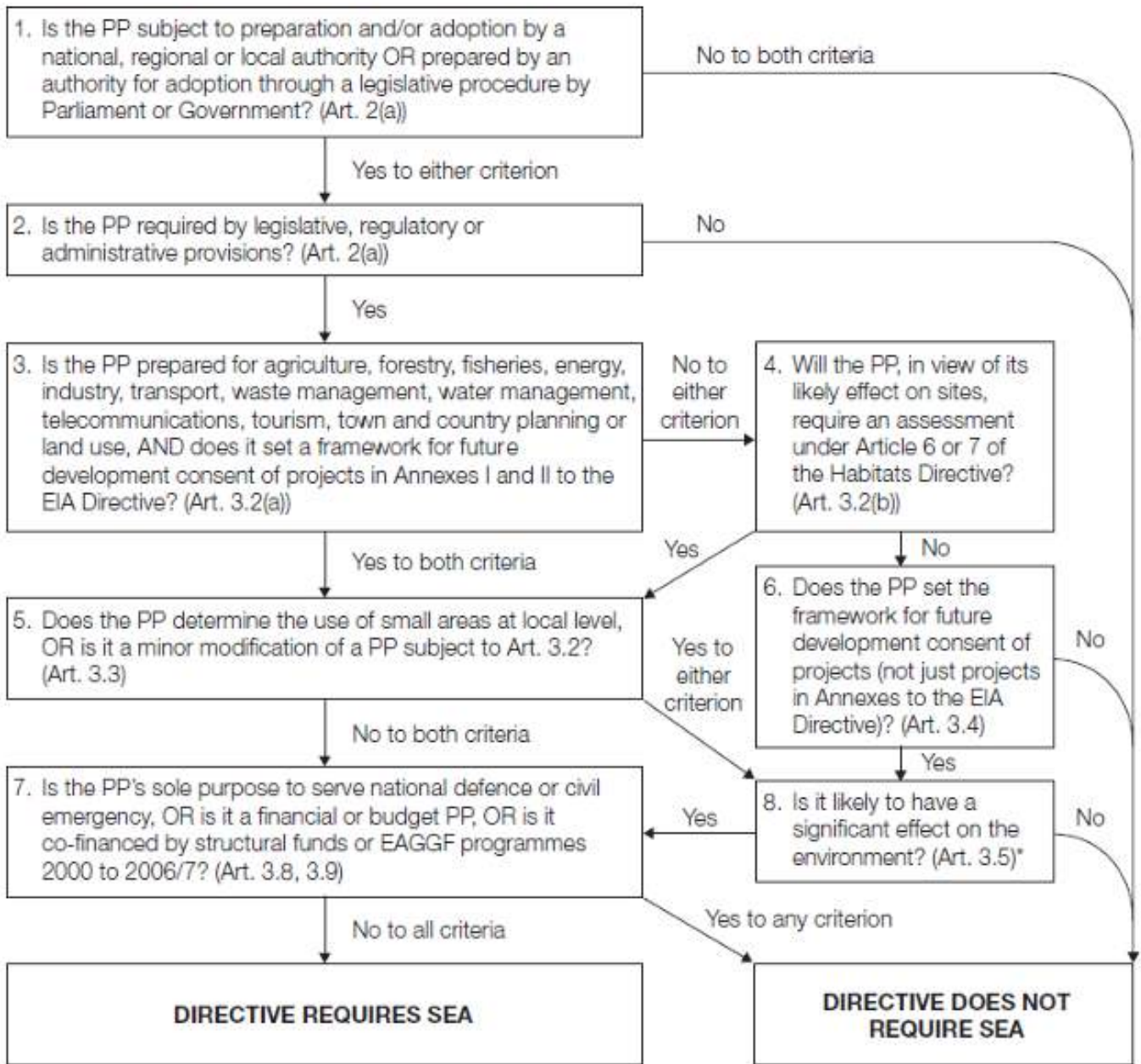
*‘To decide whether a draft neighbourhood plan might have significant environmental effects, it must be assessed (screened) at an early stage of the plan’s preparation according to the requirements set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004. These include a requirement to consult the environmental assessment consultation bodies. Where it is determined that the plan is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination should be prepared.’*

In principle, neighbourhood plans should not be subject to the SEA Directive or require sustainability appraisal because they do not normally introduce new policies or proposals or modify planning documents which have already been subject to sustainability appraisal. However, they might occasionally be found likely to give rise to significant effects that have not been previously assessed. In screening a plan, Article 3 (6) of the SEA Directive requires that the relevant bodies concerned with environmental matters, as defined by individual Member states, shall be consulted as part of the screening process. In the case of the UK, the statutory environmental consultees are Natural England, the Environment Agency and Historic England.

The following extract from [‘A Practical Guide to the Strategic Environmental Assessment Directive’](#) in provides a flow diagram to demonstrate the SEA screening process.

**Figure 2 – Application of the SEA Directive to plans and programmes**

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



\*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

The table below sets out the criteria from the Practical Guide, along with an assessment of the draft TNDP against each criterion to ascertain whether a SEA is required.

# Application of the SEA Directive

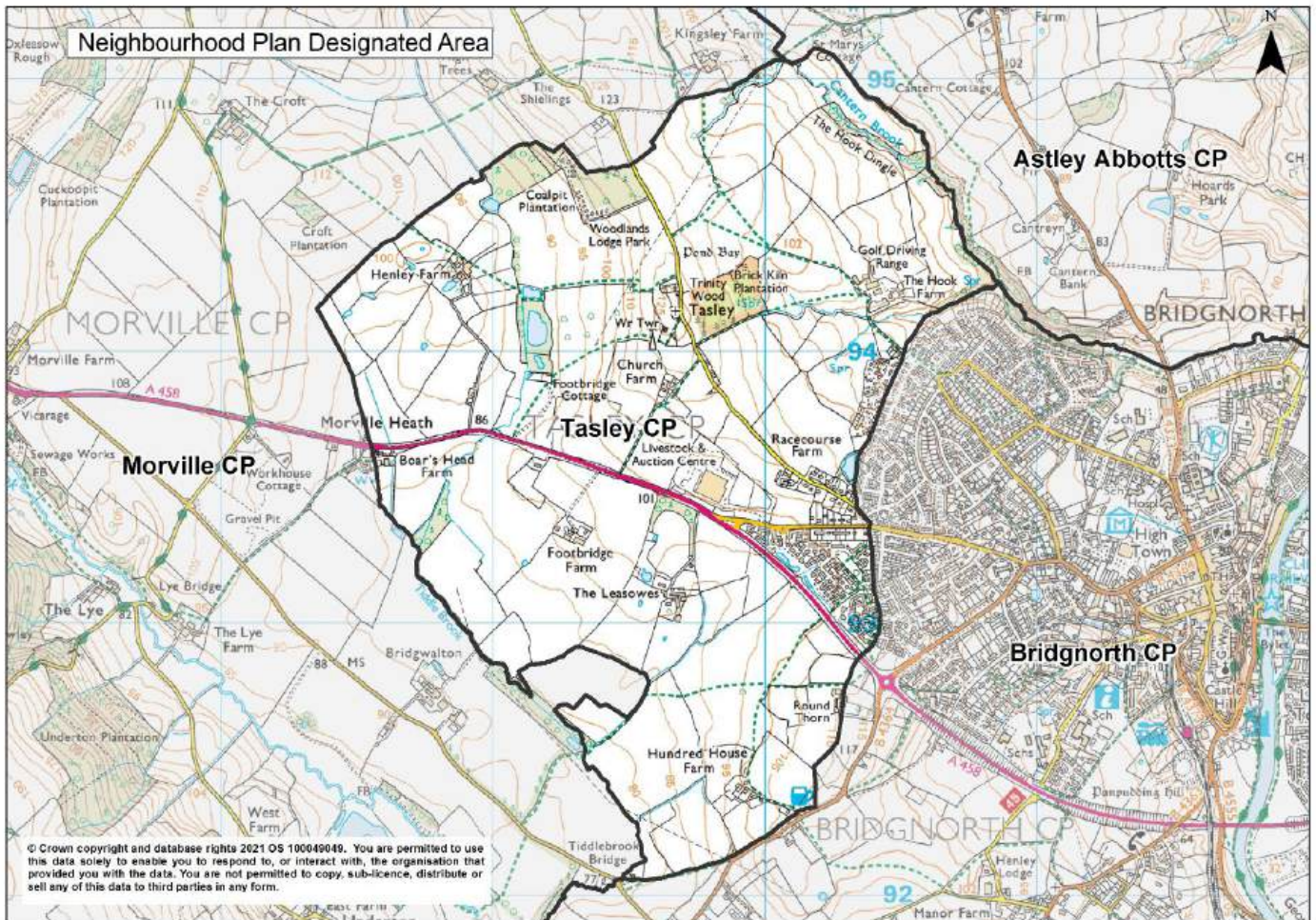
Stage	Y/N	Explanation
<p>1. Is the Neighbourhood Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))</p>	Y	<p>The preparation of and adoption of the Neighbourhood Development Plan is allowed under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The Neighbourhood Plan is being prepared by the Tasley NDP Steering Group, a working group who report to Tasley Parish Council (as the “relevant body”) and will be “made” by Shropshire Council as the local authority. The preparation of Neighbourhood Plans is subject to the following regulations:</p> <ul style="list-style-type: none"> <li>• The Neighbourhood Planning (General) Regulations 2012</li> <li>• The Neighbourhood Planning (referendums) Regulations 2012</li> <li>• The Neighbourhood Planning (General) (Amendment) Regulations 2015</li> <li>• The Neighbourhood Planning (Referendums) (Amendment) Regulations 2016</li> <li>• The Neighbourhood Planning (General) (Amendment) Regulations 2016</li> <li>• The Neighbourhood Planning (General) (Amendment) Regulations 2017</li> </ul>
<p>2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))</p>	Y	<p>Whilst the Neighbourhood Development Plan is not a requirement and is optional under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will, if “made”, form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.</p> <p>National Planning Practice Guidance (Paragraph: 051 Reference ID: 41- 051- 20150209) sets out that draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This assessment should be undertaken in accordance with the requirements set out in <a href="#">Regulation 9</a> of the Environmental Assessment of Plans and Programmes Regulations 2004.</p>
<p>3. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water</p>	N	<p>The draft TNDP is prepared for town and country planning and land use and will not set out a framework for future development of projects</p>

management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))		that would require an Environmental Impact Assessment.
4. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	The draft TNDP is unlikely to have significant effects on Natura 2000 sites. See the separate draft TNDP Habitat Regulations Assessment (HRA) Screening Statement for details.
5. Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The draft TNDP will determine the use of sites/small areas at a local level.
6. Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	When made, the draft TNDP will include a series of policies to guide development within the neighbourhood area. This will inform the determination of planning applications providing a framework for future development consent of projects.
7. Is the Neighbourhood Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	N/A
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	The plan is not likely to have significant effects on the environment. See assessment of the likely significance of effects on the environment in the separate Draft TNDP Habitats Regulations Assessment Screening Statement.

## Tasley Designated Neighbourhood Area

An application by Tasley Parish Council to designate a neighbourhood plan area went out for public consultation from 10 December to 28 January 2022. The application was approved by Shropshire Council's Cabinet on 6 April 2022 and a formal notice was issued.

*Fig. 1 – Map showing designated neighbourhood area*



## The Draft Tasley Neighbourhood Development Plan

The draft TNDP will contain the following vision, objectives and policies:

### Vision

*Tasley will be a viable and cohesive community with good access to employment, key services and amenities either provided locally or, where appropriate, accessible in Bridgnorth centre. It will be a place where new residential areas and communities will feel integrated into the wider Parish and enjoy good connectivity to the rural area. Nature will be enhanced with improved biodiversity and accessibility to the protected countryside via well-maintained and popular walking and cycling routes.*

*Heritage assets will be protected.*

*Families will be able to access a local burial site.*

*Tasley will provide a suitable range of housing to include affordable housing to buy and to rent which will be equal in build quality to private housing, in keeping with local character and aspiring towards meeting zero carbon housing standards.*

*There will be a supply of locally sourced sustainable energy.*

### Objectives

*Overall Objective 1: To ensure that development in our area maximises benefits for and minimises impacts upon existing and future residents and landowners, businesses and communities, and the environment.*

*Objective 2: To ensure good links within the parish and with adjoining communities through provision of new and improved pedestrian, cycle and public transport links.*

*Objective 3: To protect and enhance the openness and rural character of the area in terms of green space protection, access to countryside, and rural setting.*

*Objective 4: To protect and enhance the heritage assets.*

*Objective 5: To protect and enhance the local character of our village and surrounding countryside. This will be delivered through Policy TNP4 and design codes.*

*Objective 6: To provide facilities, services and opportunities that promote health and wellbeing to enable local people to thrive and our communities to flourish.*

*Objective 7: To ensure that housing developments in our area take account of local needs in terms of dwelling mix and affordability across all groups.*

*Objective 8: To encourage standards of sustainable design that are above the minimum requirements to minimise impacts on the environment.*

<b>Policy</b>	<b>Summary</b>
<b>TNP1 – Footpaths and Cycle Paths</b>	Promotes pedestrian and cycle access to the countryside, and encourages walking, cycling and active travel as sustainable travel alternatives to private cars in new developments.
<b>TNP2 – Local Green Spaces</b>	Identifies 6 proposed Local Green Spaces.
<b>TNP3 – Green Infrastructure Improvements</b>	Identifies Green Infrastructure in Tasley linking to neighbouring areas. Sets out how development proposals should contribute to Biodiversity Net Gain and wildlife enhancements and deliver new and protect existing public open spaces.
<b>TNP4 – Respecting Local Character and Delivering High Quality Contemporary Design</b>	Sets out local criteria to ensure new development delivers high quality and sustainable design. (A local character assessment has been undertaken by members of the NDP Steering Group).
<b>TNP5 – New Cemetery</b>	Supports proposals for new burial grounds in the parish subject to criteria.
<b>TNP6 – Tasley Village Hall and Local Community Centre</b>	Supports improvements to the existing village hall and proposals for a new community hall as part of any large development, such as the proposed Tasley Garden Village, scheme subject to criteria.
<b>TNP7 – Community Energy Schemes</b>	Supports small scale community-led renewable energy schemes subject to landscape impact.
<b>TNP8 – Residential Mix</b>	Sets out local housing needs from results of community consultations (note - there hasn't been a PHNS).
<b>TNP9 – Employment Development</b>	Supports development that provides local employment opportunities based on responses to community consultations.

The draft TNDP does not allocate any sites for housing development. This assessment has considered the scale of development caused through infill to be of a modest scale and unlikely to cause further significant effects.

# Assessment of the likely significant of effects on the environment

Annex II of the SEA Directive sets out the criteria for determining if there are likely to be significant effects resulting from the implementation of a plan.

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likely to have significant environmental effects	Summary of significant effects
<b>1. Characteristics of the Plan, having regard to:</b>		
<b>(a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</b>	No	The draft TNDP would, if adopted, form part of the Statutory Development Plan and as such does contribute to the framework for future development consent of projects. However, the Plan will sit within the wider framework set by the National Planning Policy Framework and the strategic policies of Shropshire Council's Core Strategy 2006-2026 and the Site Allocations and Management of Development Plan (SAMDev Plan) 2006-2026.
<b>(b) The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.</b>	No	A Neighbourhood Development Plan must be in conformity with the Local Plan for the District. The draft TNDP is unlikely to influence other Plans or Programmes within the statutory Development Plan.
<b>(c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.</b>	No	National policy requires a presumption in favour of sustainable development and this includes the draft TNDP. A basic condition of the draft TNDP is to contribute to the achievement of sustainable development. The plan will include design codes and is supported by a background report: ' <i>Character Areas, Views, Landmarks &amp; Gateways</i> ' which informs the TNDP's design policies.
<b>(d) Environmental problems relevant to the plan</b>	No	<p>The environmental impact of the proposals within the draft TNDP is likely to be minimal due to the scale of the development proposed.</p> <p>The Tasley neighbourhood area does not contain any ecological designations.</p> <p>There is a sizeable body of open water abutting the Gateway site; classified by CEFAS (Centre for Environment, Fisheries and Aquaculture Science), the UK Government's marine and freshwater science experts, as a lake. The lake is fed by a natural spring with an outlet draining directly onto the Tasley Gateway site. There has been flooding on and near the Gateway site.</p>

		<p>Otters are actively using the lake abutting the Gateway site. It is the Tasley NDP Steering Group's understanding that on the 12th April 2024 an Environment Agency officer assessed the lake and located otter spraint with fish scales present within it and advised that otters are catching and feeding from the carp within the lake.</p> <p>There is a strong smell of sewage by the fishing pool at Woodlands Lodge Park.</p> <p>The Tasley neighbourhood area does not contain any heritage designations.</p> <p>Parts of the Tasley neighbourhood plan area lie within Flood Zone 2 and 3 (the medium and high risk zones respectively) of the Tiddle Brook and Cantern Brook (which are classed as 'ordinary watercourses').</p> <p>Given the draft TNDP is not allocating any sites, and the amount of potential infill sites within the village and their relationship to the designations within the NDP area, the proposals in the plan are unlikely to harm these designations. Therefore, the effects are not likely to be significant.</p>
<p><b>(e) The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection)</b></p>	<p>No</p>	<p>The proposed development in the draft TNDP has been judged not to have an impact on Community legislation.</p>
<p><b>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</b></p>		
<p><b>(a) The probability, duration, frequency and reversibility of the effects</b></p>	<p>No</p>	<p>The draft TNDP is likely to have modest but enduring positive environmental effects. The effects are not likely to be reversible, as they relate to development. However, the proposals are minor and will be of a local scale.</p> <p>The effects will be of a local scale and the policies in the draft TNDP add detail to existing development plan policies offering protection to existing wildlife and habitats and lead to local biodiversity net gain and nature recovery. No new/additional development is proposed that would cause likely significant effects. Given the scale of what is proposed, the effects are not likely to be significant.</p>

<b>(b) The cumulative nature of the effects</b>	No	It is intended that the positive social effects of providing residential development will have positive cumulative benefits for the area.
<b>(c) The transboundary nature of the effects</b>	No	The effects of the Plan are unlikely to have transboundary impacts.
<b>(d) The risks to human health or the environment (e.g. due to accidents)</b>	No	The policies in the plan are unlikely to present risks to human health or the environment.
<b>(e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</b>	No	The draft TDNP relates to the parish of Tasley. The potential for environmental effects is likely to be small and localised. The potential for environmental effects is likely to be small and localised.
<b>(f) The value and vulnerability of the area likely to be affected due to:</b> <ul style="list-style-type: none"> <li data-bbox="140 808 437 920">i. special natural characteristics or cultural heritage</li> <li data-bbox="140 927 437 1039">ii. exceeded environmental quality standards</li> <li data-bbox="140 1046 437 1079">iii. intensive land-use</li> </ul>	No	<p>The environmental impact of the proposals within the draft TNDP is likely to be minimal due to the scale of the development proposed.</p> <p>The Tasley neighbourhood area does not contain any ecological designations.</p> <p>Parts of the Tasley neighbourhood plan area lie within Flood Zone 2 and 3 (the medium and high risk zones respectively) of the Tiddle Brook and Cantern Brook (which are classed as 'ordinary watercourses').</p> <p>Given the draft TNDP is not allocating any sites, and the amount of potential infill sites within the village and their relationship to the designations within the NDP area, the proposals in the plan are unlikely to harm these designations. Therefore, the effects are not likely to be significant.</p> <p>The draft TNDP offers an opportunity to enhance the natural environment and the cultural heritage of the area through the proposals being considered.</p> <p>The HRA Screening Assessment concluded that the draft TNDP is unlikely to have significant effects on Natura 2000 sites, either alone or in combination with other plans and projects; therefore, an Appropriate Assessment of the draft TNDP is not required.</p> <p>The objectives of the draft TNDP set out how the plan will honour the historic and rural character of the parish and its setting, as well as maintain and enhance the natural environment and green spaces. The plan is considered to have a neutral effect on cultural heritage because there is no indication given in the plan and</p>

		<p>appendices that the plan would go beyond national and local policy and therefore, it is considered that the effects of the proposals in the plan are not likely to be significant.</p> <p>Environmental quality standards or limit values are not considered likely to be significantly affected by the draft TNDP.</p> <p>In light of the minor proposals in the draft TNDP, the plan is also not likely to cause significant effects in relation to intensive land use.</p>
<p><b>(g) The effects on areas or landscapes which have a recognised national, community or international protection status.</b></p>	<p>No</p>	<p>There are no areas or landscapes with recognised national, community or international protection status affected by the neighbourhood plan.</p>

## Consultation responses

The screening opinion was sent to Natural England, The Environment Agency, and Historic England on 15<sup>th</sup> January 2025 for a five-week consultation period. The responses in full are presented in Appendix 1.

On the basis of the material supplied with the consultation:

- Natural England has advised that significant effects on statutorily designated nature conservation sites or landscapes are unlikely.
- The Environment Agency advised that as there are no site allocations proposed within the Neighbourhood Plan it is unlikely to have significant adverse effects on the fabric and/or setting of key heritage assets in the town or on the key features affecting the integrity of SSSIs present locally.
- Historic England advised that they concur with SC's view that the preparation of a SEA is not required.

All three statutory consultee concurred with Shropshire Council's opinion that the draft TDNP can be screened out of the SEA process.

## Conclusion of the SEA Screening Process for the draft Tasley Neighbourhood Development Plan

The policies within the draft TNDP have been screened under the SEA process.

The conclusion of the SEA Screening Process is that none of the proposed policies within the draft TNDP has the potential to have a significant effect on the natural environment.

The draft TNDP can be 'screened out' of the Strategic Environment Assessment process and an 'Appropriate Assessment' is not required.

# Appendix 1: Responses from statutory consultees

Date: 20 February 2025  
Our ref: 499164  
Your ref: Tasley Neighbourhood Plan



Ms Rosie Corner  
Shropshire Council

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**  
[rosie.corner@shropshire.gov.uk](mailto:rosie.corner@shropshire.gov.uk)

T 0300 060 3900

Dear Ms Corner

## Tasley Neighbourhood Plan - SEA/HRA Screening Consultation

Thank you for your consultation on the above dated and received by Natural England on 15 January 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

### Screening Request: Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

It is Natural England's advice, on the basis of the material supplied with the consultation, that:

- significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and,
- significant effects on Habitats sites<sup>1</sup>, either alone or in combination, are unlikely.

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent

<sup>1</sup> Habitats sites are those referred to in the [National Planning Policy Framework](#) (Annex 2 - glossary) as "any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites".

as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

Yours sincerely

Sally Wintle  
Consultations Team

Shropshire Council (Development Plans)  
Forward Planning Team  
Shirehall Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6NDey

**Our ref:** SV/2016/109232/SE-  
04/SC1-L01  
**Your ref:**  
**Date:** 14 February 2025

**FAO: Rosie Corner**

Dear Rosie,

**Tasley Neighbourhood Development Plan - Strategic Environment Assessment (SEA) Screening Consultation**

I refer to your email of 15 January with regard to the Tasley Neighbourhood Development Plan Pre-Submission Screening Opinion Survey. We have reviewed the submitted documentation and offer the following comments for your consideration at this time.

**Flood Risk**

Based on our indicative Flood Map for Planning, it appears that parts of the neighbourhood plan area lie within Flood Zone 2 and 3 (the medium and high risk zones respectively) of the Tiddle Brook and the Cantern Brook (ordinary watercourses).

Other potential development areas may be at flood risk given the presence of 'ordinary watercourses' which are un-modelled based on the scale and nature of the stream and receiving catchment (less than 3km<sup>2</sup>).

**SEA Screening**

Having reviewed the submitted Screening Report, we note that there is no site allocations proposed within the Neighbourhood Plan, thus it is unlikely to have any significant adverse effects on the fabric and/or setting of key heritage assets in the town, or on the key features affecting the integrity of SSSIs present locally.

In consideration of the matters within our remit, we therefore concur with the conclusions achieved by Shropshire Council that based on the screening opinion survey a Strategic Environmental Assessment can be screened out of the SEA process; particularly noting National Planning Policy Guidance (NPPG) Paragraph: 046 Reference ID: 11-046-20150209 which states:

Environment Agency

Hafron House Welshpool Road, Shelton, Shrewsbury, SY3 8BB.

Customer services line: 03708 506 506

[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

*“A strategic environmental assessment may be required, for example, where:*

- A neighbourhood plan allocates sites for development,*
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan.*
- the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan”.*

Notwithstanding the above, the plan could identify a series of criteria based policies against which development proposals should be assessed within the neighbourhood area.

Whilst it may not be mandatory, a Sustainability Appraisal (SA) may be useful tool in assessing the plan.

**Future considerations:** We would only make substantive further comments on the plan if you were seeking to allocate sites in Flood Zone 2 and 3. Where an ‘ordinary watercourse’ is present this would need to be assessed and demonstrated as part of the evidence base within a Strategic Flood Risk Assessment (SFRA) i.e. to inform the sequential testing of sites and appropriate / safe development.

We do not offer detailed bespoke advice on policy but advise you ensure conformity with the adopted local plan and refer to guidance within our area neighbourhood plan ‘proforma guidance’, attached for your consideration. This has guidance on flood risk, water quality, including wastewater, and other environmental considerations.

I trust that the above is of assistance.

Yours faithfully

**Mr. Ewan Burvill**  
**Planning Officer**

Direct e-mail [ewan.burvill@environment-agency.gov.uk](mailto:ewan.burvill@environment-agency.gov.uk)



Historic England

Ms Rosie Corner  
Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND

Direct Dial: 0121 625 6887

Our ref: PL00797953

29 January 2025

Dear Ms Corner

### **TASLEY NEIGHBOURHOOD PLAN SEA & HRA SCREENING OPINION CONSULTATION**

Thank you for your consultation and the invitation to comment on the SEA Screening Document for the above Neighbourhood Plan.

For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage.

Our comments are based on the information supplied with the screening request. On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of the 'SEA' Directive], Historic England concurs with your view that the preparation of a Strategic Environmental Assessment is not required.

Regarding HRA Historic England does not disagree with your conclusions but would defer to the opinions of the other statutory consultees.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at: <https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

I trust the above comments will be of help in taking forward the Neighbourhood Plan.

Yours sincerely,

P. Boland.



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)

*Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.*



Peter Boland  
Historic Places Advisor  
peter.boland@HistoricEngland.org.uk

cc:



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## **TNP Consultation Statement Appendices**

**Appendix 9 HRA screening report September  
2025**



# **Tasley Neighbourhood Development Plan**

## **Habitat Regulations Assessment Screening Statement**

**September 2025**

# Habitat Regulations Assessment Screening Statement for the draft Tasley Neighbourhood Development Plan

## Summary

This HRA Screening Statement concludes that there is no likely significant effect on any European Site as a result of the policies contained within the Tasley Neighbourhood Development Plan and as such the Tasley Neighbourhood Development Plan is ‘screened out’ of the HRA process and no further HRA assessments (including ‘Appropriate Assessments’) are required.

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## Introduction

The HRA process assesses the potential effects arising from a plan against the conservation objectives of any site designated for its nature conservation importance. Neighbourhood Plans form part of the statutory land use plan and as such must be subject to HRA under The Conservation of Habitats and Species Regulations 2017.

The Local Authority is the ‘competent authority’ under the Conservation of Habitats and Species Regulations and needs to ensure that Neighbourhood Plans have been assessed through the Habitats Regulations process. This looks at the potential for significant impacts on nature conservation sites that are of European importance<sup>1</sup>, also referred to as Natura 2000.

The Local Authority will determine whether the Tasley Neighbourhood Development Plan (TNDP) is likely to result in significant impacts on Natura 2000 sites either alone or in combination with other plans and policies and, therefore, whether an ‘Appropriate Assessment’ is required.

## Consultation responses

Shropshire Council has produced this HRA Screening Statement to accompany the draft TNDP at the Regulation 14 consultation stage. The screening opinion was sent to Natural England on 15<sup>th</sup> January 2025 for a five-week

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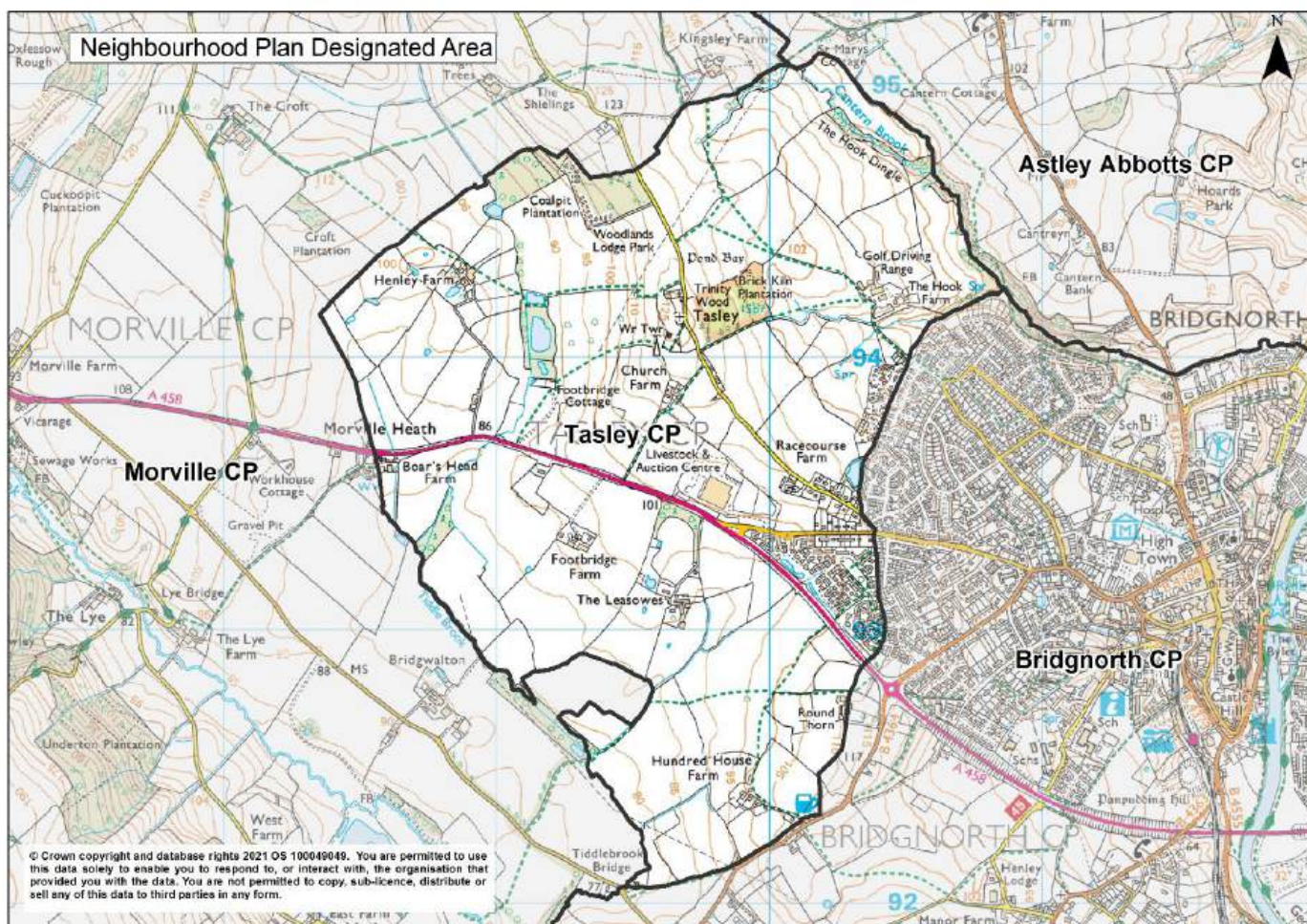
<sup>1</sup> Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for other species, and for habitats.

consultation period. Their response in full is presented in Appendix 1. It is their advice, on the basis of material supplied with the consultation, that ‘significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and, significant effects on Habitat sites, either alone or in combination, are unlikely.

## Tasley Designated Neighbourhood Area

An application by Tasley Parish Council to designate a neighbourhood plan area went out for public consultation from 10 December to 28 January 2022. The application was approved by Shropshire Council's Cabinet on 6 April 2022 and a formal notice was issued.

Fig. 1 – Map showing designated neighbourhood area



## Natural environment designations

The following natural environmental designations exist within the neighbourhood area:

Designation	Sites
Special Area of Conservation (SAC)	None
Special Protection Areas (SPA)	None
Ramsar Sites	None

<b>National Landscape</b>	None
<b>Sites of Special Scientific Interest (SSSI)</b>	None
<b>Geological Conservation Review sites (GCR)</b>	None
<b>Local Wildlife Sites (LWS)</b>	None
<b>Local Nature Reserves</b>	None
<b>Ancient woodland</b>	None
<b>Local Green Spaces</b>	<ul style="list-style-type: none"> <li>1) Nature Zone off Clee View Road</li> <li>2) St Peter and St Paul Church and Grounds</li> <li>3) Tasley Cemetery</li> <li>4) Trinity Wood and Brick Kiln Plantation</li> <li>5) Wenlock Rise Central Green with Play Area</li> <li>6) Wenlock Rise Natural Area</li> </ul>
<b>None-designated sites</b>	<p>There is a sizeable body of open water abutting the Gateway site; classified by CEFAS (Centre for Environment, Fisheries and Aquaculture Science), the UK Government’s marine and freshwater science experts, as a lake. The lake is fed by a natural spring with an outlet draining directly onto the Tasley Gateway site. There has been flooding on and near the Gateway site.</p> <p>Otters are actively using the lake abutting the Gateway site. It is our understanding that on the 12th April 2024 an Environment Agency officer assessed the lake and located otter spraint with fish scales present within it and advised that otters are catching and feeding from the carp within the lake.</p> <p>There is a strong smell of sewage by the fishing pool at Woodlands Lodge Park.</p>

## HRA Screening

Each policy within the draft TNDP has been screened to determine whether it has potential to cause a ‘Likely Significant Effect’ on any European Site.

Any policy with no ‘Likely Significant Effect’ will be screened out of the HRA process. Any policy where potential for a ‘Likely Significant Effect’ is identified will be subject to further more detailed, assessment (sometimes called an ‘Appropriate Assessment’) in line with the Habitats Regulations and relevant guidance documents.

The table below considers the potential impacts arising from each of the policies within the draft TNDP.

<b>Policy</b>	<b>Assessment of Potential Impacts</b>	<b>Potential for Likely Significant Effect</b>
<b>Policy TNP1 – Footpaths and Cycle Paths</b>	No explicit details from Steering Group.	Low

<b>Policy TNP2 – Local Green Spaces</b>	Some of the six proposed Local Green Spaces have wildlife interest and importance and include built heritage assets. Local Green Space designation should provide added protection from inappropriate development. This will be explained in more detail in Appendix 2 of the draft TNP (local Green Space Assessment) which assesses Local Green Spaces against NPPF criteria.	Low
<b>TNP3 – Green Infrastructure Improvements</b>	This policy identifies existing wildlife corridors, networks and habitats which should be protected, and which offer opportunities for enhancement and Biodiversity Net Gain. These will be shown on maps and references in the Policy.	Low
<b>TNP4 – Respecting Local Character and Delivering High Quality Contemporary Design</b>	No explicit details from Steering Group.	Low
<b>TNP5 – New Cemetery</b>	No explicit details from Steering Group.	Low
<b>TNP6 – Tasley Village Hall and Local Community Centre</b>	No explicit details from Steering Group.	Low
<b>TNP7 – Community Energy Schemes</b>	Supports small scale community-led renewable energy schemes subject to landscape impact.	Low
<b>TNP8 – Residential Mix</b>	No explicit details from Steering Group.	Low
<b>TNP9 – Employment Development</b>	No explicit details from Steering Group.	Low

## Conclusion of the HRA Screening Process for the draft Tasley Neighbourhood Development Plan

The policies within the draft TNDP have been screened under the HRA process.

The conclusion of the HRA Screening Process is that none of the proposed policies within the draft TNDP has the potential to lead to a ‘Likely Significant Effect’ on a European Site.

The draft TNDP Neighbourhood Development Plan can be ‘screened out’ of the HRA process and an ‘Appropriate Assessment’ is not required.

# Appendix 1: Response from Natural England

Date: 20 February 2025  
Our ref: 499164  
Your ref: Tasley Neighbourhood Plan



Ms Rosie Corner  
Shropshire Council

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**  
[rosie.corner@shropshire.gov.uk](mailto:rosie.corner@shropshire.gov.uk)

T 0300 060 3900

Dear Ms Corner

## Tasley Neighbourhood Plan - SEA/HRA Screening Consultation

Thank you for your consultation on the above dated and received by Natural England on 15 January 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

### Screening Request: Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

It is Natural England's advice, on the basis of the material supplied with the consultation, that:

- significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and,
- significant effects on Habitats sites<sup>1</sup>, either alone or in combination, are unlikely.

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent

<sup>1</sup> Habitats sites are those referred to in the [National Planning Policy Framework](#) (Annex 2 - glossary) as "any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites".

as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

Yours sincerely

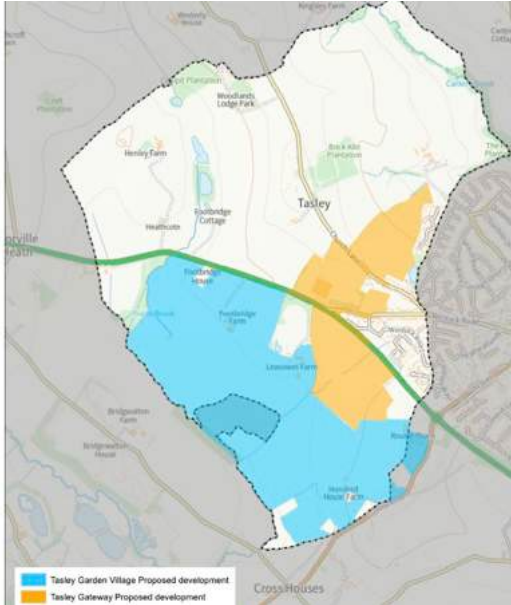
Sally Wintle  
Consultations Team

## **TNP Consultation Statement Appendices**

**Appendix 10 Leaflet advertising informal  
consultation March 2025**

# Tasley Parish Council

## Tasley Neighbourhood Plan Consultation and Online Survey



A Neighbourhood Plan enables communities to develop a shared vision for their neighbourhood which can help shape the development and growth of their local area. Tasley Parish Council and local residents have prepared a draft Neighbourhood Plan for the Parish together with a survey to collect your opinions on it.

**You have received this leaflet because you live in Tasley and we would like to hear your views**

This is an opportunity for local residents and other stakeholders to let us know their thoughts about this emerging draft plan before we finalise it for formal consultation later in 2025. The consultation and survey on the draft Tasley Neighbourhood Plan are open from 7th March until 18th April 2025. The documents are available online at <https://sites.google.com/view/tasleynp>. Paper copies of the summary of the draft plan and survey are also available in Tasley Village Hall porch or by emailing [tasleyndplan2023@gmail.com](mailto:tasleyndplan2023@gmail.com)

If you have any questions and would like to talk to members of Tasley Parish Council and the Neighbourhood Plan Steering Group, please come to our drop-in session for coffee and homemade cake at Tasley Village Hall, Church Lane between 11.00 and 16.00 on 22nd March 2025. Laptops will be available at the hall if you want to complete the survey there.

## **TNP Consultation Statement Appendices**

### **Appendix 11 Local organisations contacted for informal consultation March 2025**

## Local Organisations contacted for informal consultation March/April 2025

Local Organisations contacted for informal consultation March/April 2025	
<b>Youth Organisations</b>	<b>Schools</b>
Bridgnorth Brownies, Rangers	Castlefields Primary
Bridgnorth Youth Club	St. Leonards Primary
Bridgnorth Scouts, Squirrels, Beavers	St. Marys Bluecoat Primary
	Oldbury Wells
<b>Sports Clubs</b>	Bridgnorth Endowed School
Bridgborth Football Club	
Bridgnorth Spartans Football Club	<b>Local Politicians</b>
Bridgnorth Hockey Club	MP South Shropshire
Bridgnorth Cricket Club	Shropshire Councillor
Bridgnorth Tennis Club	Shropshire Councillor
Bridgnorth Bowls Club	Shropshire Councillor
	Shropshire Councillor
<b>Social Clubs</b>	
Bridgnorth U3A	<b>Local Businesses</b>
	Nock Deighton Agricultural LLP
<b>Parish / Town Councils</b>	Bridgnorth Kitchen and Bathrooms
Bridgnorth Town Council	Bridgnorth Windows
Much Wenlock Town Council	Bridgnorth Farm and Garden Machinery
Broseley Council	Bennets Auto Parts
Morville Parish Council	Smallman Hall Classic Cars
Astley Abbots Parish Council	NFU Mutual
Worfield and Rudge Parish Council	H L Hutchinson
Quatt Parish Council	Mike Millard Agricultural & Commercial Tyres
	Chandlers (Farm Equipment) Ltd - Bridgnorth
<b>Local Churches</b>	Severn Edge Farm Vets
The Bridgnorth and Morville Parishes Team Ministry	
St. Peter and Paul - Tasley	
St. Leonards Hall Church	

## **TNP Consultation Statement Appendices**

**Appendix 12 Press release informal  
consultation March 2025**

## **Press Release**

From: Tasley Parish Council  
Subject: Tasley Neighbourhood Development Plan  
Date: 3rd March 2025  
Embargo: None – for immediate publication

### **Have your say on Tasley's Neighbourhood Plan - informal consultation**

Tasley Parish Council is holding an informal consultation on its latest draft of a Neighbourhood Plan for Tasley collaboratively developed by local volunteers, a specialist planning consultant, and through community based public consultations.

This new consultation, which includes a questionnaire, opens on 7th March and closes on 18th April 2025 and is available online at <https://sites.google.com/view/tasleynp>.

On Saturday 22nd March 2025, a drop-in session will be held at Tasley Village Hall between 11am and 4pm where people can meet those involved in developing the Plan, ask questions, give opinions, and complete the questionnaire there and then should they wish.

Tasley Parish Councillor George Edwards, who chairs the group drafting the Plan, asks local residents to seize this opportunity to have their say.

“Shropshire Council have already approved plans for 550 houses at the Tasley Gateway site, and recent changes to planning law means they’ll likely approve plans for upwards of 1500 houses at the Tasley Garden Village site on the other side of the A458,” said Councillor Edwards.

“Whilst the Tasley Neighbourhood Plan cannot prevent these developments, it gives legal weight to local people's views on Tasley’s needs and their hopes for its future, which will then have to be formally taken into account by planners and developers.

Tasley appears to have been earmarked as a location for house building and without a Neighbourhood Plan, we’re concerned that in years to come there will be little if any green space left in Tasley.”

Leaflets are being distributed to every Tasley household asking them to complete a questionnaire to comment on the Neighbourhood Plan.

Feedback will be used to improve the Plan so it better meets the needs of Tasley residents before it goes out to formal consultation and referendum open to all Tasley residents who will then vote to approve or reject the Plan.

END OF PRESS RELEASE

## Notes for editors

- Attached is a copy of the leaflet that will be delivered to all Tasley residents;
- Attached is a copy of the Tasley Neighbourhood Plan Summary;
- Attached is a copy of the map (for use without licence or restriction) showing the Tasley Parish boundary containing the planned Tasley Gateway and proposed Tasley Garden Village developments;
- Link to the developer's Tasley Garden Village website: [Tasley Garden Village](#)
- Link to the developer's Tasley Gateway website: [Tasley Gateway](#)

END OF DOCUMENT

## **TNP Consultation Statement Appendices**

**Appendix 13 Survey informal consultation  
March 2025**

## Tasley Neighbourhood Plan - Draft - Consultation 2025

Please complete this questionnaire and place it in the box located in the entrance to Tasley Village Hall by 18th April 2025.

Are you a Tasley resident?      Yes       No

Do you work in Tasley?      Yes       No

Do you represent a business /organisation?      Yes       No

### Your comments and feedback

Comments and feedback should be as short and concise as possible and be relevant to the selected section of the Neighbourhood Plan.

#### Vision

Do you support this section of the Tasley NP?    Yes     No

#### Objectives

Do you support this section of the Tasley NP?    Yes     No

#### Heritage

Do you support this section of the Tasley NP?    Yes     No

#### Draft Policy TNP1 – Footpaths and Cycle Paths

Do you support this section of the Tasley NP?    Yes     No

#### Draft Policy TNP2 – Local Green Spaces

Do you support this section of the Tasley NP?    Yes     No

**Draft Policy TNP3 - Green Infrastructure Improvements**

Do you support this section of the Tasley NP? Yes  No

**Draft Policy TNP4 – Respecting Local Character and Delivering High Quality Contemporary Design**

Do you support this section of the Tasley NP? Yes  No

**Draft Policy TNP5 – New Cemetery**

Do you support this section of the Tasley NP? Yes  No

**Draft Policy TNP6 - Tasley Village Hall and New Local Community Centre**

Do you support this section of the Tasley NP? Yes  No

**Draft Policy TNP7 – Community Energy Schemes**

Do you support this section of the Tasley NP? Yes  No

**Draft Policy TNP8 – Residential Mix**

Do you support this section of the Tasley NP? Yes  No

**Draft Policy TNP9 – Employment Development**

Do you support this section of the Tasley NP? Yes  No

**Appendix 1: Community Aspirations and Parish Council Actions**

Do you support this section of the Tasley NP? Yes  No

**Appendix 2: Local Green Spaces Assessment (NPPF Criteria)**

Do you support this section of the Tasley NP? Yes  No

## **TNP Consultation Statement Appendices**

**Appendix 14 Summary draft TNP informal  
consultation March 2025**



## Tasley Neighbourhood Plan (TNP) 2025 - 2038

Informal Consultation: 7<sup>th</sup> March until 18<sup>th</sup> April 2025

### Summary of First Draft Plan

Welcome to TNP. **This is a summary of the First Draft Plan**, and it has been prepared by a Steering Group of local residents and parish councillors for informal public consultation. TNP includes policies and proposals to guide future development in the Parish and will be used to inform decisions on planning applications by Shropshire Council as and when they are submitted. **Note: Tasley Neighbourhood Plan is not proposing any development sites.** We have used the responses to our previous consultation, the questionnaire survey in January/February 2024 to shape the Draft Vision, Objectives and Policies and we would like your comments on this First Draft Plan before we finalise it for formal consultation later in 2025.

The complete First Draft Plan, questionnaire and all background and supporting documents are published on the TNP website – please see <https://sites.google.com/view/tasleynp> . Paper copies of the questionnaire are available in Tasley Village Hall porch or by emailing [tasleynplan2023@gmail.com](mailto:tasleynplan2023@gmail.com) **Please complete and return questionnaires by 18<sup>th</sup> April 2025.**

**We are holding a public Drop In event on Saturday 22<sup>nd</sup> March from 11.00am until 4.00pm at Tasley Village Hall.** All are welcome to attend to find out more about TNP.

#### ***Draft TNP Vision***

*Tasley will be a viable and cohesive community with good access to employment, key services and amenities either provided locally or, where appropriate, accessible in Bridgnorth centre. It will be a place where new residential areas and communities will feel integrated into the wider Parish and enjoy good connectivity to the rural area. Nature will be enhanced with improved biodiversity and accessibility to the protected countryside via well-maintained and popular walking and cycling routes.*

*Heritage assets will be protected.*

*Families will be able to access a local burial site.*

*Tasley will provide a suitable range of housing to include affordable housing to buy and to rent which will be equal in build quality to private housing, in keeping with local character and aspiring towards meeting zero carbon housing standards.*

*There will be a supply of locally sourced sustainable energy.*

### ***Draft TNP Objectives***

- **Overall Objective 1:** To ensure that development in our area maximises benefits for and minimises impacts upon existing and future residents and landowners, businesses and communities, and the environment.
- **Objective 2:** To ensure good links within the parish and with adjoining communities through provision of new and improved pedestrian, cycle and public transport links.
- **Objective 3:** To protect and enhance the openness and rural character of the area in terms of green space protection, access to countryside, and rural setting.
- **Objective 4:** To protect and enhance the heritage assets.
- **Objective 5:** To protect and enhance the local character of our village and surrounding countryside.
- **Objective 6:** To provide facilities, services and opportunities that promote health and wellbeing to enable local people to thrive and our communities to flourish.
- **Objective 7:** To ensure that housing developments in our area take account of local needs in terms of dwelling mix and affordability across all groups.
- **Objective 8:** To encourage standards of sustainable design that are above the minimum requirements to minimise impacts on the environment.
- **Objective 9:** To avoid over-intensification of housing and other built development in what is essentially a rural parish.

### **Draft TNP Policies**

**Policy TNP1 – Footpaths and Cycle Paths** – Expects development to promote and support pedestrian and cycle access to the countryside, and to encourage walking, cycling and active travel as sustainable travel alternatives to private cars.

**Policy TNP2 – Local Green Spaces** – Identifies 6 open spaces which are of value to local residents for community use, heritage, wildlife or visual amenity as Local Green Spaces (similar to Green Belt).

**Policy TNP3 – Green Infrastructure Improvements** – Supports enhancements to local wildlife habitats and networks and open spaces.

**Policy TNP4 – Respecting Local Character and Delivering High Quality Contemporary Design** – Requires development to deliver high quality and sustainable design and to respond to local character.

**Policy TNP5 – New Cemetery** – Supports a new cemetery.

**Policy TNP6 – Tasley Village Hall and New Local Community Centre** – Supports improvements at Tasley Village Hall and sets out requirements for a new community centre.

**Policy TNP7 – Community Energy Schemes** – Supports new community led low carbon energy projects.

**Policy TNP8 – Residential Mix** – Requires new housing to meet local needs including for families and older people, and low cost and low rent housing.

**Policy TNP9 – Employment Development** – Supports low-cost units and workshops for new startup businesses and local artisans and shared office and workspace.

## **TNP Consultation Statement Appendices**

**Appendix 15 Summary report of responses  
to survey of March 2025**

## Draft TNP Responses : Review

Excludes "No Comments" responses

### Draft TNP : Responses

Resident	Business Organisation	Work In Tasley	Support TNP	TNP Section	Comments
No	No	No	Yes	Vision	I support the vision statement. Tasley is a lovely village, surrounded by incredible countryside, with lots of history and everything should be done to maintain this community. Having said that we need much better connectivity and service provision. With many more houses, planned to be built, we need to protect Tasley ensuring it does not lose its connection with the countryside.
No	No	No	No	Vision	I support the vision that focuses on maintaining Tasley as a community, and promoting the positive things in the village. We need to preserve the community 'feel', the countryside, the nature within Tasley.
Yes	No	No	Yes	Vision	Shropshire County Council MUST take on board the Tasley Neighbourhood Plan
Yes	No	No	Yes	Vision	Tasley Parish Council do not have the authority to stop the disproportionate developments in Tasley which will have severe negative impacts on the Parish and Bridgnorth. Shropshire Council are required by the National Policy to find space for houses from neighbouring authorities. Our farmland will now be sacrificed to build houses that should be built on brownfields sites in the West Midlands. The only way Tasley Parish Council can affect these developments is through a legally binding Neighbourhood Plan. The Vision and Objectives presented here are an essential first step and identify policies that will serve as a protection for our local green spaces, footpaths and our community as a guide for all future developments. I fully support therefore this draft Neighbourhood Plan, its Vision, Objectives and Policies. Well done and thank you to those who have contributed to it.
Yes	No	No	Yes	Vision	The plan meets the needs of the local area and protects key areas.
No	No	No	Yes	Vision	The vision is particularly important as the proposed new housing would need to be properly integrated within the parish.
Yes	No	Yes	Yes	Vision	Visionary and forward looking but not too ambitious.
Yes	No	No	Yes	Objectives	Agree with all the objectives of TNP
Yes	No	No	Yes	Objectives	As I back onto the Gateway development. I'm very concerned about the proximity of the houses, causing concern about privacy and the loss of sunlight in my garden. I'm also concerned that there are natural springs in the field, and developing on this field may cause yet more flooding issues around my property.
Yes	No	No	Yes	Objectives	Looks good. I hope these objectives can protect the parish from over development.
No	Yes	No	Yes	Objectives	Policies TNP1 – Footpaths and Cycle Paths, TNP2 – Local Green Spaces, TNP3 – Green Infrastructure Improvements, TNP4 – Respecting Local Character and Delivering High Quality Contemporary Design: We support the draft policies.
No	Yes	No	Yes	Objectives	<p>Policy TNP6 – Tasley Village Hall and New Local Community Centre: Narrative Comment - The policy as worded refers to the Tasley Garden Village development as proposed in the draft Local Plan, and should be re-worded so it can apply to any development in Tasley. We also feel that any new community hall should "complement existing community facilities provided at Tasley Village Hall or locally to Tasley within other parishes".</p> <p>The "Natural Environment and Open Spaces" (chapter 6) section of the draft Neighbourhood Plan is welcome, but please consider building-dependent wildlife such as red-listed bird species which inhabit buildings in Tasley, especially significant here due to the number of unmodernised older buildings which have a greater tendency to host these species. (The proposed "Swift and bat box scheme on the water tower" is also welcome but a strategic approach Parish-wide is required in addition.)</p> <p>Therefore, please add: Swift bricks are a universal nest brick for small bird species and should be installed in new developments including extensions, in accordance with best practice guidance such as BS 42021 or CIEEM. Artificial nest cups for house martins may be proposed instead of swift bricks where recommended by an ecologist.</p> <p>Also please add: Existing nest sites for building-dependent species such as swifts and house martins should be protected, as these endangered red-listed species which are present but declining in Tasley return annually to traditional nest sites. Mitigation should be provided if these nest sites cannot be protected.</p> <p>In more detail for supporting evidence:</p> <p>The reason for this is that nest sites in buildings and bird boxes/ bricks and other species features are excluded from the DEFRA Biodiversity Net Gain metric, so require their own clear policy.</p> <p>The Government's response in March 2023 to the 2022 BNG consultation stated that: "We plan to keep species features, like bat and bird boxes, outside the scope of the biodiversity metric... [and] allow local planning authorities to consider what conditions in relation to those features may be appropriate" (page 27, <a href="https://consult.defra.gov.uk/defra-net-gain-consultation-team/technicalconsultation_biodiversitymetric/">https://consult.defra.gov.uk/defra-net-gain-consultation-team/technicalconsultation_biodiversitymetric/</a>).</p> <p>NPPF December 2024 Paragraph 187 (d) (page 54) states: "planning policies should... incorporate features which support priority or threatened species such as swifts".</p> <p>Swift bricks are the only type of bird box specifically mentioned as valuable to wildlife in national planning guidance, along with bat boxes and hedgehog highways (NPPG Natural Environment 2019 paragraph 023). The National Model Design Code Part 2 Guidance Notes (2021) also recommends bird bricks (Integrating Habitats section on page 25, and Creating Habitats section on page 26).</p> <p>Swift bricks are considered a universal nest brick suitable for a wide range of small bird species including swifts, house sparrows and starlings (e.g. see NHBC Foundation: Biodiversity in New Housing Developments (April 2021) Section 8.1 Nest sites for birds, page 42: <a href="https://www.nhbc.co.uk/foundation/biodiversity-in-new-housing-developments">https://www.nhbc.co.uk/foundation/biodiversity-in-new-housing-developments</a> ).</p> <p>Swift bricks are significantly more beneficial than external bird boxes as they are a permanent feature of the building, have zero maintenance requirements, are aesthetically integrated with the design of the building, and have better thermal regulation with future climate change in mind.</p> <p>Therefore, swift bricks should be included in all developments following best-practice guidance (which is available in BS 42021:2022 and from CIEEM (<a href="https://cieem.net/resource/the-swift-a-bird-you-need-to-help/">https://cieem.net/resource/the-swift-a-bird-you-need-to-help/</a>)).</p> <p>The UK Green Building Council (UKGBC) is a membership-led industry network and they have produced a document entitled: "The Nature Recovery &amp; Climate Resilience Playbook" (Version 1.0, November 2022) <a href="https://ukgbc.org/resources/the-nature-recovery-and-climate-resilience-playbook/">https://ukgbc.org/resources/the-nature-recovery-and-climate-resilience-playbook/</a> This document is designed to empower local authorities and planning officers to enhance climate resilience and better protect nature across their local area, and includes a recommendation (page 77) which reflects guidance throughout this document: "Recommendation: Local planning Authorities should introduce standard planning conditions and policies to deliver low cost/no regret biodiversity enhancement measures in new development as appropriate, such as bee bricks, swift boxes [and bricks] and hedgehog highways."</p> <p>Many local authorities are including detailed swift brick requirements in their plans, such as Tower Hamlets Local Plan Regulation 19 stage (paragraph 18.72, page 328 - <a href="https://talk.towerhamlets.gov.uk/local-plan">https://talk.towerhamlets.gov.uk/local-plan</a> ), which follows the exemplary swift brick guidance implemented by Brighton &amp; Hove since 2020,</p> <p>and Wiltshire Local Plan Regulation 19 stage, which requires an enhanced number of 2 swift bricks per dwelling (policy 88: Biodiversity in the built environment, page 246 - "As a minimum, the following are required within new proposals: 1. integrate integral bird nest bricks (e.g., swift bricks) at a minimum of two per dwelling;" <a href="https://www.wiltshire.gov.uk/article/8048/Current-consultation-Reg-19">https://www.wiltshire.gov.uk/article/8048/Current-consultation-Reg-19</a> ),</p> <p>and Cotswold District Council are proposing three swift bricks per dwelling in their current Local Plan consultation (Policy EN8 item 6, and paragraph 0.8.4, <a href="https://www.cotswold.gov.uk/planning-and-building/planning-policy/local-plan-update-and-supporting-information/">https://www.cotswold.gov.uk/planning-and-building/planning-policy/local-plan-update-and-supporting-information/</a> ), so such an enhanced level should also be considered.</p>
No	No	No	Yes	Objectives	The objectives capture the important issues facing Tasley due to the large proposed housing developments.
No	No	No	Yes	Objectives	This plan is important to protect the interests of Tasley and Bridgnorth. Without it, developers will be free to do as they please, which will not be to the benefit of the local community. Only the local community knows exactly what the local community needs, so having this plan will help to prioritise the interests of local people.

Yes	No	No	Yes	Objectives	We back on to the gateway development and our house is a lot lower than the houses that you want to build we already flood. Also houses will look down at our house and we will lose a lot of privacy and light. We are very worried about it all
Yes	No	No	Yes	Objectives	We need this plan to make a viable community and maintain the best aspects of the area.
Yes	No	No	Yes	TNP1 Footpaths & Cycle Paths	Footpaths and cycle paths are important for health and well being as well as for reducing our dependence on cars. A really important policy!
Yes	No	No	Yes	TNP1 Footpaths & Cycle Paths	Good for the environment, good for the people and good for families and children.
Yes	No	No	Yes	TNP1 Footpaths & Cycle Paths	I agree with TPC that there should not be a footbridge over the A458. We need to foster community cohesion by slowing the traffic on the A458 with multiple pedestrian crossing.
Yes	No	Yes	Yes	TNP1 Footpaths & Cycle Paths	very comprehensive survey and study. Footpaths in the countryside do not want lighting and hard surfacing - only those within the built up parts of the parish,
No	No	No	Yes	TNP1 Footpaths & Cycle Paths	Very important as Tasley needs safe cycle paths linking it to Bridgnorth and safe footpaths and cycleways to and from new housing development.
No	No	No	Yes	TNP1 Footpaths & Cycle Paths	We need to encourage our community to explore the countryside, which in turn will benefit their health (both physical and mental). If this is through cycling or walking then appropriate cycle paths need to be established and maintained, and routes for walking need to be well signposted and maintained. The new housing development must not remove opportunities for walking and must provide safe cycle routes.
Yes	No	No	Yes	TNP2 Local Green Spaces	Green spaces are very important so good to see them being protected in this way.
Yes	No	No	Yes	TNP2 Local Green Spaces	Green spaces are vital for our community especially young families.
Yes	No	Yes	Yes	TNP2 Local Green Spaces	Its great that the plan can be used to protect the green spaces identified for posterity. Our children will thank us.
No	Yes	No	Yes	TNP2 Local Green Spaces	Policies TNP8 – Residential Mix and Policy and Policy TNP9 – Employment Development: Narrative Comment - should be amended to reflect the fact that the overwhelming majority of the demand for housing and employment at large scale developments proposed for Tasley would be from people who do not currently live or work in the parish, a proportion of whom would currently reside in Bridgnorth. We would like to work with the Steering Group to develop policies in a way which captures the needs of residents of Bridgnorth Town.
Yes	No	No	Yes	TNP3 Green Infrastructure Improvements	Green infrastructure really helps both mental and physical health so I see this as an important policy. I hope that it will help ensure that green public spaces are included in any major housing developments in the future.
Yes	No	No	Yes	TNP3 Green Infrastructure Improvements	Making things better
Yes	No	Yes	Yes	TNP3 Green Infrastructure Improvements	Protecting nature and public open spaces and providing more is vital to health and happiness. Its good if the plan can be used to achieve these objectives.
Yes	No	Yes	Yes	TNP4 Local Character/High Quality Design	Design of buildings and streets are a vital aspect of the character of a place and can easily damage that character if not designed in a way to best reflect and protect that character. THIS POLICY APPEARS STRONG AND ROBUST BUT HOW FIRMLY WILL IT BE ENFORCED ON NEW DEVELOPMENTS AND BY WHOM?
Yes	No	No	No	TNP4 Local Character/High Quality Design	Proposed development backing on to Fairfield will be out of character as many properties are bungalows and will have 2 storey houses overlooking them.
No	No	No	Yes	TNP4 Local Character/High Quality Design	The policy captures the importance of maintaining the character that Tasley has. The policy identifies the importance of the design and building of a quality housing development. Any development must reflect the rural nature of Tasley, offering green spaces. The developments must connect with Tasley Village to create a unified community.
Yes	No	No	Yes	TNP4 Local Character/High Quality Design	This is probably the most important policy for making sure that in any new developments we get high quality housing built with modern materials to reduce energy usage, and arranged so there are safe walking and cycling routes around the development.
Yes	No	No	Yes	TNP4 Local Character/High Quality Design	This is vital to stop our community declining
No	No	No	Yes	TNP4 Local Character/High Quality Design	Very important that the local vernacular is reflected in any new housing.
Yes	No	Yes	Yes	TNP5 New Cemetery	We will all need a burial place in the end!
Yes	No	Yes	Yes	TNP6 Tasley Village Hall/New Community Centre	A new larger Community centre and related facilities will be vital for an enlarged community. If the plan can help secure this then that's very welcome.
Yes	No	No	Yes	TNP6 Tasley Village Hall/New Community Centre	If TGV goes ahead then existing village hall is not big enough and there is no land round it to allow for expansion. New community hall would definitely be needed.
No	No	No	Yes	TNP6 Tasley Village Hall/New Community Centre	The current village hall is too small.
Yes	No	No	Yes	TNP6 Tasley Village Hall/New Community Centre	There are two developments in the pipeline, Tasley Gateway (for which the first 323 houses are approved) and Tasley Garden Village. Both of these developments include shops, and community facilities. Why? Why are Shropshire Council not requiring the developers to work together to build one central area that will serve ALL of the community. This will avoid the risk that we end up with separate communities or duplication (although there is a risk that the promises from the developers may never be realised). The Neighbourhood Plan should specify an area of land for these community facilities, developers should then be prevented from using this land for housing.
No	No	No	Yes	TNP7 Community Energy Schemes	The policy captures the importance of working towards environmentally friendly, sustainable house building that meets the aim to be low carbon emitters. We need to protect our environment and encourage community energy schemes, the installation of solar panels, heat pumps and effective insulation.
Yes	No	Yes	Yes	TNP7 Community Energy Schemes	With rising energy costs and insecurity it is vital that we as a nation, secure local energy generation and supplies. If the plan can help secure this then this is welcome.
Yes	No	Yes	Yes	TNP8 Residential Mix	A mix of house types, sizes and tenures, with at least 50% affordable for young people and 20% designed or adaptable for retired and disabled persons is vital for a healthy community.
Yes	No	No	Yes	TNP8 Residential Mix	Communities need a mix of housing types
Yes	No	No	Yes	TNP8 Residential Mix	Important to get the range of housing types needed for the community, should TGV go ahead.
Yes	No	No	Yes	TNP8 Residential Mix	Mixed affordable housing needs to be provided and should be ring fenced to local people who are trying to get onto the property ladder.
Yes	No	No	Yes	TNP8 Residential Mix	The Neighbourhood Plan must ensure that the style and construction of any new houses in Tasley fit the existing styles, e.g. red brick, dormer windows, sloping roofs with tiles. We do not want the "standard boxes" preferred by the developers for profit reasons to be dumped into our community. This housing policy MUST include watertight guidelines on what is built and the materials used.  Future developments MUST include a reasonable proportion of affordable housing for LOCAL people. The developers will try to maximise profit by building as many 4/5 bedroom properties as possible. This must be avoided.  In addition: bungalows must be included for the elderly within our community, not everyone wants, or needs, to move into the McCarthy Stone type of sheltered living.
Yes	No	Yes	Yes	TNP9 Employment Development	Making enough land available for employment development is vital for a healthy local economy. Good that the plan acknowledges this.
Yes	No	No	Yes	TNP9 Employment Development	Two developments with two areas of land identified as employment land. Why? Why are Shropshire Council not insisting that the Industrial areas are combined. Current plans show them to be at opposite sides of the Tasley Garden Village development. Can the Neighbourhood Plan be used to enforce a single industrial area? I support the aims of the policy regarding the types of business, but question the need for two separate employment areas.
Yes	No	Yes	Yes	Candidate Heritage Asssets	I agree with the need to protect the assets identified.
Yes	No	Yes	Yes	Heritage	Its important that all historic aspects of Tasley are identified and recorded and where possible protected and made something of. If the plan can do this then it will be very useful.
Yes	No	No	Yes	Heritage	Keeping our history is important
No	No	No	Yes	Heritage	The policy is really good. Tasley has much history to celebrate. The policy appears to protect the history that exists. We need to share the history related to Tasley for future generations.
Yes	No	No	Yes	Appendix 1	Good quality, well maintained footpaths are essential for both the connectivity of the parish and the health and wellbeing of residents.
Yes	No	No	Yes	Appendix 1	In Tasley North most of the PROW begin on Church Lane which is used by many walkers, dog walkers and cyclists. For most of its length, in the parish, Church Lane has no speed limit and for the safety of users a speed limit should be considered necessary.

## **TNP Consultation Statement Appendices**

Appendix 16 Informal advice pre-Reg 14  
from SC planning officers

**Tasley Neighbourhood Plan**  
**Shropshire Council comments on Pre-Regulation 14 draft**  
**September 2025**

**Tasley Pre-Reg 14 Draft NDP – Comments from SC**

		This is a highly readable plan and the commitment to Plain English is highly commendable. We appreciate that the Steering Group has addressed points previously raised by Shropshire Council.
<b>Contents</b>		I would suggest updating the paragraph number for ease of reference e.g. 1.1, 1.2, 1.3, 2.1, 2.2, 2.3...
<b>1. Public Consultation</b>		
<b>Map 1: Tasley Neighbourhood Plan Area and Parish</b>		
<b>2. Foreword</b>		
<b>3. Introduction and Background</b>		
<b>What is a Neighbourhood Plan?</b>	3.3. Neighbourhood Plans cannot be prepared in isolation; they have to sit within a higher level planning policy framework of national Government planning policy (set out in the National Planning Policy Framework or NPPF) and the local planning authority's <b>adopted Local Plan</b> (here prepared by Shropshire Council). These and certain other requirements, known as the Basic Conditions, are tested during an independent examination process, before the Plan can be subjected to a local referendum.	Recommend 'adopted Local Development Plan'. At present this comprises the Core Strategy and SAMDEV.
<b>Tasley Neighbourhood Plan (TNP) Process</b>	3.11. Insert information about SEA / HRA process and add reports to website.	SC will provide these screening statements once they have been signed off by the SC Ecology Team.
<b>Planning Policy Context</b>		
<b>Historical Development</b>		
<b>Tasley Parish Today</b>	3.22. Tasley is currently a mainly rural parish located to the immediate west of the town of Bridgnorth. It is bisected east / west by the busy A458 road. As well as the small historic village core and isolated farms, the Parish includes areas of modern suburban housing and the Bridgnorth	While this information is accurate it may strike an overly political tone.

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	<p>livestock market. The current population of Tasley is 1,127 (2021 census), <del>predominantly consisting of white British born</del> adults aged between 16 and 64 years. There are two modern housing estates; Tasley Park and Wenlock Rise, where the majority of Tasley residents live.</p>	
<b>The Future</b>		
	<p>3.27. Tasley Parish therefore will go through major changes during the Plan period (up to 2045). Decisions about these major development proposals are the responsibility of Shropshire Council and the Government, but <del>TNP can add value by setting out a local planning framework which focuses on some elements of the TGV proposal</del> new local development and those parts of the Parish which are on the edge of or outside the strategic sites and which link them to the countryside, natural heritage assets and local facilities.</p>	<p>Suggest deleting explicit reference to the TGV.</p>
<b>4. Tasley Neighbourhood Plan Strategy, Vision and Objectives</b>		
<b>TNP Strategy</b>		
	<p>3. The natural and built heritage and environment are valued by our local communities and <del>there are strong local concerns about the potential impact of the proposed</del> future development on the existing environment, settlements and communities within our area, for example through increased traffic and pollution, diversion of public transport and loss of heritage and landscape amenity and on the ability of existing health and other services, facilities and amenities to cope with the additional demand. An important focus for our Neighbourhood Plan is therefore safeguarding and enhancing the existing</p>	<p>Suggest deleting explicit reference to the TGV/Tasley Gateway.</p>

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	facilities, services, amenities and character of the neighbourhood plan area, as much as providing new facilities, services and amenities.	
	<ul style="list-style-type: none"> <li>Land value capture for the community</li> </ul> Investment from developer contributions and CIL (collected by Shropshire Council and spent by Shropshire Council and Tasley Parish Council) will be used to support <del>community-led</del> projects to enhance local facilities and improve the environment.	Suggest breaking this down further to explain that (on adoption of the TNP) 25% of CIL will be allocated as neighbourhood fund with the remained split between admin, Strategic CIL and Local CIL. Consider using specific definition of CIL spending: <i>Infrastructure to mitigate the direct and cumulative impacts of new development.</i>
<b>Draft Vision</b>	Tasley will provide a suitable range of housing to include affordable housing to buy and to rent which will be equal in build quality to <del>private housing</del> open market housing, in keeping with local character and aspiring towards meeting zero carbon housing standards.	
<b>5. Accessibility</b>		
	All walking and cycling networks within major development sites <del>will</del> should be provided with sufficient lighting and capable of being easily maintained with durable, flat (with no steps) surfacing. <del>Management and maintenance will be funded in perpetuity.</del> a matter to be managed through legal agreements.	Suggest replacement text.
<b>Planning Policy</b>	NPPF ... Relevant Shropshire Core Strategy Policies include... Relevant SAMDev Policies include... Relevant Draft SLP Policies include...	Very well done.

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6. Natural Environment and Open Spaces		
<b>Introduction</b>		
<b>Local Green Spaces</b>		
<b>Draft Policy TNP2 – Local Green Spaces</b>		
<b>Map 3: Local Green Spaces</b>		Suggest that this map is retained but displayed as landscape A4 size.
<b>Green Infrastructure</b>		
<b>Draft Policy TNP3 – Green Infrastructure Improvements</b>	<p>Biodiversity and Wildlife</p> <p>1A. All <del>major new</del> development will be expected to contribute towards <b>the delivery of and protect future opportunities</b> for wildlife and habitat improvements identified within Tasley neighbourhood plan area on Map 4: Tasley Ecological Networks (pX).</p>	<p>DP12 Natural Environment in the draft Shropshire Local Plan states ‘Ensuring that <b>all</b> development delivers at least a 10% net gain for biodiversity in accordance with the Environment Act, any future Local Nature Recovery Strategy (LNRS) and policies DP14, DP15, DP16 and DP22.’ This is also likely to be that case in the new Local Plan.</p>
	<p>1B. Where a site includes any habitat of value for wildlife (including those identified within Tasley neighbourhood plan area on Map 4: Tasley Ecological Networks pX), planning applications for development must be accompanied by a robust Shropshire local sites assessment supported by the Shropshire Local Sites Partnership and specifying which parts of the site are worthy of designation for their wildlife or geological value.</p> <p>B. Where a site includes any habitat of value for wildlife (including those identified within Tasley neighbourhood plan area on Map 4: Tasley Ecological Networks pX), planning applications for development must be accompanied by a robust Shropshire local sites assessment supported by the Shropshire Local Sites Partnership and specifying</p>	<p>Avoid replicating policies in the Local Development Plan. Suggest removing explicit reference to Tasley Gateway.</p>

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	<p>which parts of the site are worthy of designation for their wildlife or geological value.</p> <p>C. The priority for biodiversity net gain (BNG) secured for developments in the TNP area, <del>including at Tasley Gateway</del> will be provision on site. Where it is demonstrated that BNG cannot be delivered on site, opportunities should be taken to provide BNG within the TNP area through enhancement of wildlife sites and supporting improved connectivity between habitats (see those identified within Tasley neighbourhood plan area on Map 4: Tasley Ecological Networks on pX).</p>	
	<p>Public Open Space</p> <p>A. All new major development will be expected to <del>contribute towards delivery of and protect opportunities</del> for the improvements of public open spaces as set out within Tasley neighbourhood plan area on Map 5: Public Open Space (pX).</p>	<p>Requires rewrite.</p>
	<p>B. <del>If an allotment site of at least 20 plots has not been secured for provision at Tasley Gateway through a robust section 106 agreement,</del> major developments <del>must</del> <del>should</del> provide or contribute to the provision and delivery of a well-drained allotment site of at least 20 plots, including provision of secure fencing, lockable gates, easily maintained and durable pathways, water supply, parking, community composting and green waste storage areas and the funding of all necessary management and maintenance in perpetuity.</p>	<p>Suggest removing explicit reference to Tasley Gateway.</p>

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	C. The play areas to be provided at major developments <del>must</del> should provide a range of play equipment designed to meet the needs of pre-school, school age and teenage children, and those with disabilities, in separate areas and with fencing / gates and safe surfacing as appropriate.	Suggest replacement text.
<b>Map 4: Tasley Ecological Networks</b>		Suggest that this map is retained but displayed as landscape A4 size. Consider moving to an appendix.
<b>Map 5: Public Open Space</b>		Suggest that this map is retained but displayed as landscape A4 size. Consider moving to an appendix.
<b>Justification</b>	6.20. Regarding the Tasley Gateway development, which was an existing allocation in the SAMDev, the SGIS Opportunities map (Map 9 on pX) identifies <i>'new open space including food growing opportunities'</i> . The recent hybrid (part outline and part full) planning permission for the site indicates allotments in the later phase, south of the A458 Bypass, and provision of 50sqm of new open space per person, which is above the 30sqm per person (assuming one person per bedroom) required by the adopted SAMDev Policy MD2. The plans also indicate two small, equipped play areas within open space serving the housing development north of	Suggest removing explicit reference to Tasley Gateway

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	<p>the A458 and conditions require provision of equipped and informal play areas.</p>	
	<p>6.21. However, the majority of this new open space would be Sustainable Drainage (SuDS) features and buffer landscaping around the employment development south of the A458. The latter would not be either easily accessible for residents in the north of the development or functional as public open space. The plans submitted for discharge of landscaping conditions for the housing development north of the A458 do not show any equipped play areas within open space. It is also not certain that any allotments will be provided south of the A458, as allotments are not referenced in the Section 106 agreement for the development.</p>	
	<p>23. <b>Shropshire Council intends to work with the site promoters to develop a masterplan for future growth on the former TGV site (CHECK – is this still happening?). We have requested from SC.</b> However, a key role for TNP is to ensure the provision of open space and natural areas related to the development which maximise delivery of GI benefits and biodiversity net gain in a way that addresses the local context and local priorities. In this regard TNP and Tasley</p>	<p>Suggest deleting paragraph as the requirements are covered by other SC policy text and we would not be able to support the explicit reference to the TGV site.</p>

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	Design Guidance and Codes will <b>inform?</b> the masterplan - providing more detailed GI requirements for the site, which must be incorporated into the masterplan and future planning applications. <b>Wording needed to explain relationship between TNP and master plan.</b>	
<b>Map 6: Shropshire Environment Network - Corridors and Buffers</b>		Consider moving to an appendix so that the flow of text is not interrupted.
<b>Map 7: Shropshire Environment Network - Restoration &amp; Creation and Core Areas</b>		Consider moving to an appendix so that the flow of text is not interrupted.
<b>Map 8: Existing Green Infrastructure Assets and Key Constraints</b>		Consider moving to an appendix so that the flow of text is not interrupted.
<b>Map 9: Green Infrastructure Opportunities</b>		Consider moving to an appendix so that the flow of text is not interrupted.
<b>7. Heritage</b>		
<b>Introduction</b>		
<b>Historical Development</b>		
<b>Candidate Non-designated Heritage Assets</b>		
<b>8. Local Character and High-Quality Design</b>		
<b>Introduction</b>		
<b>Draft Policy TNP4 – Respecting Local Character and Delivering High Quality Contemporary Design</b>	<b>Independent design review of major development proposals will be supported.</b>	This is a very comprehensive policy which could benefit from more integration with the Tasley Design Guidance and Codes. Avoid replicating policies in the Local Development Plan.  Suggest deletion from the policy text as this does not contribute to decision making.
<b>Justification</b>		
<b>Map 10: Tasley Character Areas, Views, Landmarks and Gateways</b>		
<b>9. Local Facilities and Community Energy</b>		

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<b>Introduction</b>		
<b>Draft Policy TNP5 – New Cemetery</b>		
<b>Justification</b>	9.8. <del>When the new Tasley Gateway development is built and should there be future growth including on the TGV site, there is likely to be increased</del> Future development will increase local demand for cemetery provision including within the Parish of Tasley and in Bridgnorth Town Cemetery, which is estimated to have around 50 years’ capacity.	Suggest removing explicit reference to Tasley Gateway and the TGV.
<b>Tasley Village Hall and New Local Community Centre</b>		
<b>Draft Policy TNP6 – Community Facilities</b>		
<b>Justification</b>		
<b>Low Carbon Community Energy</b>		
<b>Draft Policy TNP7 – Community Energy Schemes</b>		
<b>Justification</b>		
<b>10. New Housing and Employment</b>		
<b>Draft Policy TNP8 – Residential Mix</b>	Affordable housing will be provided in accordance with policies set out in the most up to date adopted <del>Shropshire Local Plan</del> Shropshire Local Development Plan.  <del>The proposed Tasley Garden Village development will be expected to provide well thought out, vibrant and welcoming retirement and assisted living accommodation with specialist housing close by and facilities such as a library and IT suite, fitness</del>	It is unusual for housing and employment policies to feature so late in a NDP as these tend to be the first policies Officers and developers will consult.  Suggest removing explicit reference to TGV.

Tasley Neighbourhood Plan  
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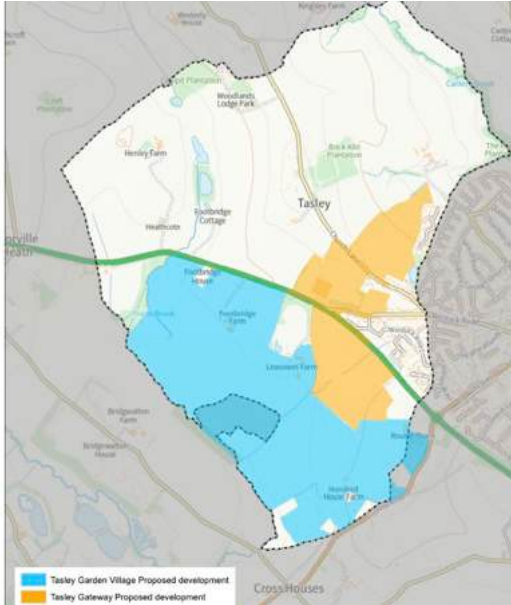
	<del>suite, cafe, community hall and medical consulting rooms, which will be open to the wider community.</del>	
<b>Justification</b>	<p>This is the most up to date HMNA at the time of writing (September 2024).</p> <p>Although Tasley Parish Council has not commissioned a Parish Housing Needs Survey as part of the evidence base for TNP, Policy TNP8 proposes house types and sizes which were supported in informal consultations undertaken as part of the Plan's preparation.</p>	<p>Update time of writing.</p> <p>Ensure that evidence of consultation is included in the Reg 14 consultation resources.</p>
<b>Local Employment</b>		
<b>Draft Policy TNP9 – Employment Development</b>		
<b>11. Next Steps</b>		
<b>12. Appendices</b>		
<b>Appendix 1: Community Aspirations and Parish Council Actions</b>		
<b>Appendix 2: Local Green Spaces</b>		
<b>Appendix 3: Tasley Design Guidance and Codes</b>		

## **TNP Consultation Statement Appendices**

**Appendix 17 Leaflet advertising Reg 14  
consultation October 2025**

# Tasley Parish Council

## Tasley Neighbourhood Plan Regulation 14 Consultation



A Neighbourhood Plan enables communities to develop a shared vision for their neighbourhood which can help shape the development and growth of their local area. This Regulation 14 consultation is a continuation of the consultations to date, which have led to the current draft Tasley Neighbourhood Plan.

**You have received this leaflet because you live in Tasley and we would like to hear your views**

This is an opportunity for local residents and other stakeholders to let us know their thoughts about this draft plan before we finalise it for submission to Shropshire Council for examination. The Regulation 14 consultation and survey on the draft Tasley Neighbourhood Plan are open from 12 noon 13th October until 12 noon 28th November 2025. The documents are available online at <https://sites.google.com/view/tasleynp>. Paper copies of the summary of the draft plan and survey are also available in Tasley Village Hall porch or by emailing [tasleyndplan2023@gmail.com](mailto:tasleyndplan2023@gmail.com)

If you have any questions and would like to talk to members of Tasley Parish Council and the Neighbourhood Plan Steering Group, please come to our drop-in session for coffee and homemade cake at Tasley Village Hall, Church Lane between 10.30 a.m. and 12.30 p.m. on 8th November 2025. Laptops will be available at the hall if you want to complete the survey there.

## **TNP Consultation Statement Appendices**

**Appendix 18 Survey Reg 14 consultation  
October 2025**

# Tasley Neighbourhood Plan

## Public Consultation on the Regulation 14 Draft Plan

12:00 noon 13th October 2025 to 12:00 noon 28th November 2025

### Response Form

The Draft Tasley Neighbourhood Plan (TNP) is published for formal, pre-submission Regulation 14 consultation. We want to hear from you; please give your views on any of the policies in the draft Plan and include any other comments you would like to make. Your comments are also invited on Tasley Design Guide and Codes which forms an Appendix of TNP.

It is very important that you (*and any other members of your household or community aged 16 years or over*) indicate your support or otherwise of the Plan and, if you wish changes to be made, make those known. Following this formal consultation, the Plan will be amended and submitted to Shropshire Council (SC) for further formal consultation before being examined by an independent examiner.

**The closing date for submissions is 12:00 noon on 28th November 2025**

<b>Name</b>	
<b>Email Address</b>	

<b>I give consent for my details to be shared with SC:</b>	<b>Yes/No</b>
--	---------------

<b>Do you live in Tasley?</b>	<b>Yes/No</b>
<b>Do you work in Tasley?</b>	<b>Yes/No</b>
<b>Do you own a business in Tasley?</b>	<b>Yes/No</b>

### How the Information in this form will be used

Information given on this form will be used to help prepare the final Tasley Neighbourhood Plan for Examination. Please be aware that all responses will be shared with Shropshire Council, and your comments will be published. Tasley Parish Council's privacy notice can be viewed on its website: <http://www.tasleyparishcouncil.org.uk/statutory-documents/privacy-policy-3/>

Personal details, where provided, will not be made public but Tasley Parish Council will retain consultees' contact information for the purpose of preparing the NDP.

Further copies of this form and survey version can be downloaded from the Tasley Neighbourhood Plan website at <https://sites.google.com/view/tasleynp>

If possible, please use the online survey for your comments as it will make the task of collating views simpler. Responses may also be provided in writing.

Please submit your response in one of the following ways:

- Complete the online survey
- Email the response form as an attachment to [tasleyndplan2023@gmail.com](mailto:tasleyndplan2023@gmail.com)
- Post the response form to Tasley Parish Council, c/o The Severn Centre, Highley, Bridgnorth, Shropshire, WV16 6JG

### Neighbourhood Plan General Comments:

<b>I am in support of the Plan</b>  YES / NO	<b>I would like to see changes to the Plan</b>  YES / NO
<b>General Comments on the Plan overall:</b>          	

### Vision and Objectives:

<b>I am in support of the TNP Vision</b>  YES / NO	<b>I would like to see changes to the TNP Vision</b>  YES / NO
<b>General Comments on the Vision:</b>          	
<b>I am in support of the TNP Objectives</b>  YES / NO	<b>I would like to see changes to the TNP Objectives</b>  YES / NO
<b>General Comments on the Objectives:</b>          	

## Neighbourhood Plan Policy Comments:

Policy	Do you support? (Delete as appropriate)	Comments/suggested changes – please be as clear and concise as possible
Policy TNP1 – Footpaths and Cycle Paths	YES/NO	
Policy TNP2 – Local Green Spaces	YES/NO	
Policy TNP3 – Green Infrastructure Improvements	YES/NO	
Policy TNP4 – Respecting Local Character and Delivering High Quality Contemporary Design	YES/NO	
Policy TNP5 – Tasley Design Guide and Codes	YES/NO	
Policy TNP6 – New Cemetery	YES/NO	
Policy TNP7 – Community Facilities	YES/NO	
Policy TNP8 – Community Energy Schemes	YES/NO	
Policy TNP9 – Residential Mix	YES/NO	
Policy TNP10 – Employment Development	YES/NO	

### Design Codes General Comments:

<b>I am in support of the Design Codes</b>  <b>YES / NO</b>	<b>I would like to see changes to the Design Codes</b>  <b>YES / NO</b>
<b>General Comments on the Design Codes overall:</b>  	

### Design Codes Code Areas Comments:

Code Area	Do you support? (Delete as appropriate)	Comments/suggested changes – please be as clear and concise as possible
Code area 1: Neighbourhood Area (NA)	<b>YES/NO</b>	
Code area 2: Tasley hamlet and Church Lane	<b>YES/NO</b>	
Code area 3: The Leasowes	<b>YES/NO</b>	
Code area 4: Outer suburbs	<b>YES/NO</b>	
Code area 5: Tasley Gateway urban extension	<b>YES/NO</b>	
Code area 6: Tasley Gateway employment	<b>YES/NO</b>	
Code area 7: Rural	<b>YES/NO</b>	

## **TNP Consultation Statement Appendices**

**Appendix 19 Summary draft TNP for Reg 14  
consultation October 2025**

## **Tasley Neighbourhood Plan (TNP) 2025 – 2038**

Formal Consultation (Regulation 14) From 13th October to 28th November 2025 - *Summary of Regulation 14 Draft Plan*

**This is a summary of the Reg 14 Draft Tasley Neighbourhood Plan**, and it has been prepared by a Steering Group of local residents and parish councillors with professional support, for a formal public consultation. The TNP includes policies and proposals to guide future development in the Parish. If approved, it will inform those wishing to carry out development in the parish and be used by Shropshire Council as part of their planning framework for making decisions on planning applications as and when they are submitted.

**Note: Tasley Neighbourhood Plan is not proposing any development sites.**

We have used the responses to the questionnaire survey in January/February 2024 and our previous informal First Draft consultation in early 2025, to re-shape the Draft Vision, Objectives and Policies in this Reg 14 version of the plan and now seek your input on this before we take the plan to its next stage.

The complete First Draft Plan, questionnaire and all background and supporting documents are published on the TNP website – please see <https://sites.google.com/view/tasleynp> . Paper copies of the questionnaire are available in Tasley Village Hall porch or by emailing [tasleynplan2023@gmail.com](mailto:tasleynplan2023@gmail.com) . **Please complete and return questionnaires or submit any comments by 28th November 2025.**

**We are holding a public Drop-In event on 8th November 2025 from 10.30am until 12.30pm at Tasley Village Hall, Church Lane.** All are welcome to attend to find out more about TNP, and where you will also be able to complete the questionnaire on computers, or on paper copies which will be provided on the day.

### ***The Tasley Neighbourhood Plan Vision***

*“Tasley will be a viable and cohesive community with good access to employment, key services and amenities either provided locally or, where appropriate, accessible in Bridgnorth centre.*

*It will be a place where new residential areas and communities will feel integrated into the wider Parish and enjoy good connectivity to the rural area.*

*Nature will be enhanced with improved biodiversity and accessibility to the protected countryside via well-maintained and popular walking and cycling routes.*

*Heritage assets will be protected.*

*Families will be able to access a local burial space.*

*Tasley will provide a suitable range of housing to include affordable housing to buy and to rent which will be equal in build quality to open market housing, in keeping with local character and aspiring towards meeting zero carbon housing standards.*

*There will be a supply of locally sourced sustainable energy.”*

### **TNP Objectives**

- **Overall Objective 1:** To ensure that development in our area maximises benefits for and minimises impacts upon existing and future residents and landowners, businesses and communities, and the environment.

- **Objective 2:** To ensure good links within the parish and with adjoining communities through provision of new and improved pedestrian, cycle and public transport links.
- **Objective 3:** To protect and enhance the openness and rural character of the area in terms of green space protection, access to countryside, and rural setting.
- **Objective 4:** To protect and enhance heritage assets.
- **Objective 5:** To protect and enhance the local character of our village and surrounding countryside.
- **Objective 6:** To provide facilities, services and opportunities that promote health and wellbeing to enable local people to thrive and our communities to flourish.
- **Objective 7:** To ensure that housing developments in our area take account of local needs in terms of dwelling mix, type and affordability across all groups.
- **Objective 8:** To encourage standards of sustainable design that are above the minimum requirements to minimise impacts on the environment.
- **Objective 9:** To avoid over-intensification of housing and other built development in what is essentially a rural parish.

#### **Draft TNP Policies**

**TNP1 – Footpaths and Cycle Paths** – Expects development to promote and support pedestrian and cycle access to the countryside, and to encourage walking, cycling and active travel as sustainable travel alternatives to private cars.

**TNP2 – Local Green Spaces** – Identifies 6 open spaces which are of value to local residents for community use, heritage, wildlife or visual amenity as Local Green Spaces (similar to Green Belt).

**TNP3 – Green Infrastructure Improvements** – Supports enhancements to local wildlife habitats and networks, open spaces and the growing of local produce.

**TNP4 – Respecting Local Character and Delivering High Quality Contemporary Design** – Requires development to deliver high quality and sustainable design which responds to local character.

**TNP5 – Tasley Design Guide and Codes** – Requires new development to have regard to the design principles and codes specified in this document.

**TNP6 – New Cemetery** – Supports a new cemetery.

**TNP7 – Community Facilities** – Supports improvements at Tasley Village Hall and sets out requirements for a new community centre.

**TNP8 – Community Energy Schemes** – Supports new community led low carbon energy projects.

**TNP9 – Residential Mix** – Requires new housing to meet local needs including for families, the less able and older people, and low cost and low rent housing.

**TNP10 – Employment Development** – Supports low-cost units and workshops for new startup businesses and local artisans, shared office and workspace, home office/ workspace in housing, all with universal high-speed internet access.

## TNP Consultation Statement Appendices

Appendix 20 List of consultees for Reg 14 consultation

<b>Reg 14 consultees list</b>
ACOB Group
Advance Panning
AJM Planning
Albrighton and District Civic Society
Ancer SPA
Arkwright Owens
Arriva
Arts Council
Ashfield Farmhouse
Atlas Tower Group
BA Architects
Balfours
Barbers Rural
Barnes and Mullins
Barratt Homes
Barton Willmore
Barwoodland
Bayton CE Primary School
Berrington Parish Council
Berrys
Bidwells
Birmingham City Council
Bishop's Castle & District Community Land Trust
Bloor Homes
Blue Cedar Homes
Brewood Civic Society
Brewood with Covern Parish Council
Brickvale
Bridgnorth Aluminium
Bridgnorth Civic Society
Bridgnorth General Municipal Charity
British Aggregates Association
British Dragonflies Society
British Waterways
Bromford Industries Limited
Brownshore Management
Butters John Bee
CAA
Cadent Gas
Campaign Against the NW 'Relief' Road
CAMRA

Canal and River Trust
Capita
Carter Jonas
Cass Associates
Cassidy + Ashton
CBA West Midlands
CBRE
Cemex UK
Cerda Planning
Chartland
Cheshire East Council
Cheshire West and Chester Council
Chilmark Consulting
Christopher Roscoe Associates
Church Stretton Golf Club
Church Stretton Town Council
City of Stoke on Trent
clbodenham
Clicking Mad
Co-op
Community Rail Network
Community Resource
Concept Town Planning
Connexin
Cooper Green Pooks
Cornerstone Telecommunications Infrastructure Limited
Cox Homes
CPRE
Creative Drayton
Crestwood International
CT Planning
CTIL
Cuan Wildlife
Cycling UK
Daval Controls
Dean Lewis Estates
Delbury hall
Delta Planning
Department for Culture, Media and Sport
Department for Education
Design and Planning Associates Ltd
Dilwyns Solicitors
DPA Design

DPL Planning
Dudley Borough Council
Duggan Planning Limited
E4environment Ltd
Edward Gallimore
EE
Ellesmere Chamber of Commerce
Environment Agency
Enzygo.com
EPP
Euro Quality Lambs
Evans Enterprises
Exascale
FBC Manby Bowdler
Fieldcrest Associates
First City
firstplan
Fisher German
Fordhall Farm
Forestry Commission
Forge Property
Freedom Fibre
Fresh Wave
Friends, Families and Travellers
FullFibre
Gallagher Developments
Gallagher Estates
GDP Planning
Geoff Perry Associates
Gerald eve
GG Associates
GGA
GJPerry Planning Consultant
GL Hearn
Gladman
Glide Utilities
Godfrey Payton
Grainger & Worrall
Green Planning Services
Green Shropshire Xchange
Greenspace Architects
Grimster Planning
Grocott Group

Grundon Waste Management
GVA
Hallam Land Management
Halls
Hannigan's Farm
Harper Adams
Harris Lamb
Haston Reynolds
Hawksmoorps
Headland Consultancy
Heaton Planning
Heidelberg Materials
Hereford Diocese
Herefordshire Council
Highways England
Historic England
Home Builders Federation
Homes England
Honeycomb Developments
Hourigan Planning
Housing Plus Group
Icon Tower
iDEA
In the Saddle
Indigo Planning
Inland Waterways Association
Ironbridge International Institute for Cultural Heritage
ITS Technology Group
J10 Planning
Jas. Martin & Co
JLL
John Needham Associates
JVH Town Planning Consultants Ltd.
KateClarkPR
Kcoud9
Kembertons
Kirkwells
Knight Frank
L&Q Group
Lambert Smith Hampton
Land Research & Planning Associates
Lanyon Bowdler Solicitors
Leith Planning

Les Stephan Planning Ltd
Lowe and Fletcher
LSH
Lucy White Planning
Ludlow Civic Society
Ludlow Racecourse
Maddox Planning
Madeleys
Malvern Hills District Council
Marches Nature Partnership
Mark Pritchard MP
Marrons Planning
Matthew and Son LLP
Mayley Town Farm
McCartneys
McDyre
Midlands Connect
Millichope Park
Mobile UK
MOD
Montgomery Waterway Restoration Trust
Mosaic Estates
Mosaic Town Planning
Motorola
Mouchel
Moule and Co
MTC Planning
Muller
National Coal Board
National Federation of Gypsy Liaison Groups
National Gas
National Grid
National Highways
National Resources Wales
National Trust
NATS
Natural England
Neil Millward Associates Ltd
Network Rail
Newcastle Under Lyme Borough Council
Newport and District Civic Society
Nexus Planning
NFU

NHS
Nick Champion Ltd
NJL Consulting
NLP Planning
Nock Deighton
Northern Trust
NSTA
Nuffield Farming Scholarships
Offa's Dyke Association
Office of Rail and Road
Oswestry Borderland Tourism
Oswestry Civic Society
Pave Aways Building Contractors
PDW
Peacock and Smith
PEDW
Pegasus Group
PerfectArc
Persimmon Homes
Peter Richards & Co
Phillip Dunne retired MP
PJP Planning
PlanIT Planning & Development
Planning Group
Planning Potential
Planning Prospects
Planware Ltd
Powa Pak Ltd
Powys County Council
R F Davies Architectural Services
RAF Cosford
Rail Freight Group
RCA Generation
Richborough Commercial
Roger Parry
RPG
RPS Group
RSPB
Rural Solutions
Sandwell Council
SASTAK
SATPLAN Ltd
Savilles Smith Gore

Seven Homes
Severn Trent
Sevenside Housing
Shifnal & Priorslee Patients' Voice Group.
Shrewsbury & District RC A&BWO
Shrewsbury Chester Rail Association
Shrewsbury Civic Society
Shrewsbury College
Shrewsbury Town Centre Residents' Association
Shrewsbury Town Football Club
Shropshire Council
Shropshire Fire & Rescue
Shropshire Geological Society
Shropshire Hills
Shropshire Homes
Shropshire Local access Forum
Shropshire Rural Housing Association
Shropshire Wildlife Trust
Sky
South Staffs Council
Sport England
SSE PLC
St Lawrence CE Primary School
Stafford Borough Council
Staffordshire County Council
Stansgate
Stantec
Stephen Ward Town Planning and Development Consultant
Stonewater
Strata Associates
Strategic Land Group
Stratus Environment
Stretton Climate Care
Stretton Focus
Stretton Print
Strutt and Parker
Supplefeet
Talktalk
Taylor Wimpey
Telford and Wrekin Council
Tension Control Bolts Ltd
Tetlow King
Tetra Tech

TG Group
The Community Law Partnership
The Gardens Trust
The Phone Co-op
The Rural Planning Co
The Strettons Civic Society
Theatres Trust
TRS (Personnel) Ltd
Tufnell Planning
Turley
Tyler Parkes
U P S Direct Ltd
United Utilities
University of Chester
Urbanissta
Virgin Media
Vision Young
Voneus
Wales & West Utilities
Walker Morris
Walsall Council
Ward Consult
Warwickshire Council
WDW Architects Ltd
Welsh Water
Wem Civic Society
West Mercia Police
Western Power
Weston Park
Willey estates
Wolverhampton City Council
Woodland Trust
Worcester City Council
Worcstershire Council
Wrexham County Borough Council
WSP
WW Planning
Wyre Forest Distict Council

## **TNP Consultation Statement Appendices**

Appendix 21 Letter sent to consultees for  
Reg 14 consultation October 2015

Draft letter for the Regulation 14 pre-submission consultation

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**From: Tasley Parish Council Clerk**

**To: Tasley Parish Council Clerk [plus bcc to all bodies on SC list plus local groups and organisations, developers, etc]**

**Subject: Formal Regulation 14 Consultation – Draft Tasley Neighbourhood Plan**

To whom it may concern,

We are writing to formally invite your comments on the draft Tasley Neighbourhood Plan including its associated Design Codes in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

The consultation period will run for six weeks and four days from 12 noon on Monday October 13th 2025 to 12 noon on Friday November 28th 2025. The draft plan, the design codes and all supporting documents are available to view and download on the Tasley Neighbourhood Plan website – please see <https://sites.google.com/view/tasleynp> . A brief paper summary of the draft Tasley Neighbourhood Plan can also be found in the porch of Tasley Village Hall, Church Lane, Bridgnorth, WV16 4NJ.

For your information the plan does not propose any land for development except to possibly extend the existing cemetery at the Church of St Peter and St Paul, Tasley.

We welcome your feedback on any aspect of the plan. Your expertise is invaluable in helping us ensure the plan meets statutory requirements and reflects best practice. The Parish Council will consider all responses and will amend the Neighbourhood Plan before final submission to Shropshire Council for independent examination.

Please send your representations by 12 noon on November 28th 2025 to [clerk@tasleyparish.gov.uk](mailto:clerk@tasleyparish.gov.uk) or by post to Tasley Parish Council, c/o The Severn Centre, Highley, Bridgnorth, Shropshire, WV16 6JG.

If you require any further information or would like to discuss the plan in more detail, please do not hesitate to contact us.

Yours faithfully,

Alison Palmer  
Clerk of Tasley Parish Council

## **TNP Consultation Statement Appendices**

Appendix 22 Shropshire Council response to  
Reg 14 consultation October 2025



## Shropshire Council Planning Policy response to the Regulation 14 consultation on the draft Tasley Neighbourhood Development Plan

February 2026

Shropshire Council (SC) recognises the diligent work done by the Steering Group to respond to and incorporate previous suggestions from SC into the Regulation 14 draft.

These include but are not limited to:

1. removing explicit Tasley Garden Village and Tasley Gateway references to ensure future flexibility in the application of policies;
2. strengthening of Policy TNP3 - Green Infrastructure Improvements;
3. providing further clarification on the breakdown of CIL spending;
4. integrating Tasley Design Guidance and Codes through the introduction of TNP5 – Tasley Design Guide and Codes;
5. incorporating paragraph numbering to facilitate referencing;
6. removing duplication of existing policy wording; and
7. upgrading the placement and layout of maps.

Shropshire Council has the following additional comments to make on the Regulation 14 draft of the TNDP:

- *Policy TNP1 – Footpaths and Cycle Paths*

SC maintains the viewpoint that the language used in this policy is too prescriptive and may not be enforceable. We would refer the Steering Group to our previous comments on the wording of this policy.

- *Policy TNP7 – Community Facilities*

SC suggests a change to wording to bring this policy in line with others, such as TPN 8. We suggest changing 'The proposals for a new community hall as part of major development proposals scheme **will be supported where:**' to 'The proposals for a new community hall as part of major development proposals scheme **will be expected to:**'.

## TNP Consultation Statement Appendices

Appendix 23 Reg 14 Consultation response  
tables October 2025

Note: All Comments are reported verbatim

**Table 1 Shropshire Council**

Resp. ID	Page No. Para No.	Vision/ Objective / Policy/ Design Code	Support / Object	Comments received	Steering Group Consideration	Parish Council's Consideration	Amendments to NDP
		General	Support	<p>Shropshire Council (SC) recognises the diligent work done by the Steering Group to respond to and incorporate previous suggestions from SC into the Regulation 14 draft.</p> <p>These include but are not limited to:</p> <ol style="list-style-type: none"> <li>1. Removing explicit Tasley Garden Village and Tasley Gateway references to ensure future flexibility in the application of policies;</li> <li>2. Strengthening of Policy TNP3-Green Infrastructure Improvements;</li> <li>3. Providing further clarification on the breakdown of CIL spending;</li> <li>4. Integrating Tasley Design Guidance and Codes through the introduction of TNP5-Tasley Design Guide and Codes;</li> <li>5. Incorporating paragraph numbering to facilitate referencing;</li> <li>6. Removing duplication of existing policy wording; and</li> <li>7. Upgrading the placement and layout of maps.</li> </ol> <p>Shropshire Council has the following additional comments to make on the Regulation 14 draft of the TNDP:</p>	Recommend noting with no changes to TNP.	Noted.	No change.

Note: All Comments are reported verbatim

Resp. ID	Page No. Para No.	Vision/ Objective / Policy/ Design Code	Support / Object	Comments received	Steering Group Consideration	Parish Council's Consideration	Amendments to NDP
		Policy TNP1 – Footpaths and Cycle Paths		<p>SC maintains the viewpoint that the language used in this policy is too prescriptive and may not be enforceable. We would refer the Steering Group to our previous comments on the wording of this policy.</p>	<p>SC's comment from the Pre-Reg 14 informal feedback:</p> <p><b>Directive vs suggestive language</b>                      This draft NDP does an extremely good job in not 'overstepping' existing policy, i.e. it tends to use suggestive language (e.g. 'should') instead of directive language (e.g. 'must'). However, this is always something to bear in mind when redrafting as policies must be in conformity with existing policy to be enforceable by Development Management officers.</p> <p>Recommend updating policy accordingly.</p>	Accepted.	<p>Amend TNP1 as suggested</p> <p>Change 'will be achieved by' to 'should be achieved by'</p>
		Policy TNP7 – Community Facilities		<p>SC suggests a change to wording to bring this policy in line with others, such as TPN 8. We suggest changing 'The proposals for a new community hall as part of major development proposals scheme <b>will be supported where:</b>' to</p> <p>'The proposals for a new community hall as part of major development proposals scheme <b>will be expected to:</b>'.</p>	Recommend updating policy accordingly.	Accepted.	Amend TNP7 as suggested.

Note: All Comments are reported verbatim

**Table 2 Consultation Bodies and Local Groups**

Resp. ID	Page No. Para No.	Vision/ Objective / Policy/ Design Code	Support / Object	Comments received	Steering Group Consideration	Parish Council's Consideration	Amendments to NDP
15		General		Thank you for your notification of the above draft NDP for Tasley Parish. As the Trust has no assets within Tasley Parish I can provide you with a short 'no comments' response. I hope this is acceptable.	Recommend noting with no changes to TNP.	Noted.	No change.
16		General		Thank you for your email notifying us of the draft Tasley Neighbourhood Plan consultation. Please be advised that Dudley MBC has no comments to raise on the draft Neighbourhood Plan.	Recommend noting with no changes to TNP.	Noted.	No change.
17		General		Thank you for your email. Could you please provide the previous chain or expand on this. I am not clear on what this in relation too.	Recommend noting with no changes to TNP.	Noted.	No change.
18		General		Thank you for emailing Development Plans. We aim to respond to all emails as quickly as possible and normally expect to do this within five working days. If this is a request for information under the Freedom of Information Act or similar legislation, please email <a href="mailto:foi@telford.gov.uk">foi@telford.gov.uk</a>	Recommend noting with no changes to TNP.	Noted.	No change.

Note: All Comments are reported verbatim

19		General	<p>Thank you for your notification of the 13th October 2025 seeking the views of the Coal Authority on the above. The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas. Our records indicate that within the northern and southern parts of the Neighbourhood Plan area there are probable shallow coal workings, if present these may pose a risk to surface stability and public safety. It does not appear however that the Neighbourhood Plan proposes to allocate any new sites for development and on this basis, we have no specific comments to make.</p> <p>Follow up information requested by SG to identify the location of the workings –</p> <p>The Local Planning Authority for your Parish area has access to the downloadable GIS data we provide which identifies areas where coal mining features are recorded to be present at surface</p>	<p>As the TPC is not allocating sites this information need not be included. The record of the Coal Board's response in the consultation statement will be enough.</p> <p>Recommend noting with no changes to TNP.</p>	<p>Noted.</p> <p>Refer to the online maps in the evidence base folder on the website ie <a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a></p>	No change.
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Note: All Comments are reported verbatim

				<p>or shallow depth, which we define as the Development High Risk Area. To try to give you an idea of where our records indicate shallow coal workings may be present in the Neighbourhood Plan area I have included a screen grab below with the areas identified as containing 'probable coal workings' highlighted in yellow.</p>			
20		General		<p>On behalf of our client National Gas Transmission please see the attached letter of representation in respect of the current consultation. If you have any queries please contact <a href="mailto:nationalgas.uk@avisonyoung.com">nationalgas.uk@avisonyoung.com</a>.</p> <p>Tasley Neighbourhood Plan Regulation 14 Consultation October – November 2025 Representations on behalf of National Gas Transmission. National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National Gas Transmission National Gas</p>	<p>Recommend noting with no changes to TNP.</p>	<p>Noted.</p>	<p>No change.</p>

Note: All Comments are reported verbatim

				<p>Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>Proposed sites crossed or in close proximity to National Gas Transmission assets</p> <p>An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.</p> <p>National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Gas Transmission provides information in relation to its assets at the website below.</p> <p><a href="https://www.nationalgas.com/land-and-assets/network-route-maps">https://www.nationalgas.com/land-and-assets/network-route-maps</a></p> <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure -</p> <p>National Gas Transmission is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in</p>			
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Note: All Comments are reported verbatim

				<p>the vicinity of its assets.</p> <p>Gas assets High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Gas Transmission's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.</p> <p>National Gas Transmission have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Gas Transmission's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement. National Gas Transmission's 'Guidelines when working near National Gas Transmission assets' can be downloaded here: <a href="https://www.nationalgas.com/document/82951/download">https://www.nationalgas.com/document/82951/download</a> How to contact National Gas Transmission If you require any further</p>			
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Note: All Comments are reported verbatim

				information in relation to the above and/or if you would like to check if National Gas Transmission's transmission networks may be affected by a proposed development, please visit the website: <a href="https://lsbud.co.uk/">https://lsbud.co.uk/</a> For local planning policy queries, please contact: <a href="mailto:nationalgas.uk@avisonyoung.com">nationalgas.uk@avisonyoung.com</a>			
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Note: All Comments are reported verbatim

**Table 3 Residents**

Resp. ID	Page No. / Para No.	Vision/ Objective / Policy/ Design Code	Support / Object	Comments received	Steering Group Consideration	Parish Council's Consideration	Amendments to NDP
1		General	Support	The Neighbourhood Plan is essential to ensure that any future developments meet the needs of Tasley and are in keeping with the character of the Parish	Recommend noting with no changes to TNP.	Noted.	No change.
5		General	Support	It is important for a local community to have as much say in how developments in their area are carried out and the Neighbourhood Plan is the best means available for the local community to do this. it is therefore to be welcomed.	Recommend noting with no changes to TNP.	Noted.	No change.
13		General	Support	Would like to be informed of anything that is going to be altered.	Recommend noting with no changes to TNP.	Noted.	No change.
14		General	Support	A good plan to help ensure that any development in Tasley is good quality and fits in with the existing housing.	Recommend noting with no changes to TNP.	Noted.	No change.
5		Objectives	Support	They cover all relevant aspects.	Recommend noting with no changes to TNP.	Noted.	No change.
5		Vision	Support	They are targeted but broad enough to remain relevant.	Recommend noting with no changes to TNP.	Noted.	No change.

Note: All Comments are reported verbatim

Resp. ID	Page No. / Para No.	Vision/ Objective / Policy/ Design Code	Support / Object	Comments received	Steering Group Consideration	Parish Council's Consideration	Amendments to NDP
14		Vision	Support	Glad to see that biodiversity will be enhanced and that walking and cycle routes will allow easy access to the countryside.	Recommend noting with no changes to TNP.	Noted.	No change.
1		TNP1: Footpaths and Cycle Paths	Support	It is essential that existing footpaths are retained are not built over. The current footpaths are not well maintained and CIL money should be allocated to footpath maintenance (e.g. better signage) and to opening up footpaths that have fallen into disrepair. Cycle paths are needed to encourage people to leave their cars at home for short journeys.	This is already in the CIL wish list. Recommend noting with no changes to TNP.	Noted.	No change.
5		TNP1: Footpaths and Cycle Paths	Support	To be welcomed so that those footpaths that have become neglected or blocked could be identified and a remedy found to keep them open.	Recommend noting with no changes to TNP.	Noted.	No change.

Note: All Comments are reported verbatim

Resp. ID	Page No. Para No.	Vision/ Objective / Policy/ Design Code	Support / Object	Comments received	Steering Group Consideration	Parish Council's Consideration	Amendments to NDP
1		TNP2: Local Green Spaces	Support	Although Tasley is open to agricultural fields it is still necessary to maintain public open spaces. Trinity Wood and Brick Kiln Plantation are used by many and Church Lane is a regular used by walkers to/from the woods. Public open spaces also encourage interaction between families, especially those with young families using playgrounds.	Recommend noting with no changes to TNP.	Noted.	No change.
5		TNP2: Local Green Spaces	Support	A very important aspect of any policy plan to secure all relevant spaces for wildlife and public recreation for the long term.	Recommend noting with no changes to TNP.	Noted.	No change.
5		TNP3: Green Infrastructure	Support	Important for securing and enhancing biodiversity into the future.	Recommend noting with no changes to TNP.	Noted.	No change.
1		TNP4: Respecting Local Character, Delivering High Quality Contemporary Design	Support	Tasley has areas of distinct character, e.g. the original Tasley Hamlet, Wenlock Rise, Church lane. This 'local character' must be retained, we do not want housing that is not in keeping with the local characteristics.	This is all incorporated in the Design Policy and Design Codes proposed in the TNP.  Recommend noting with no changes to TNP.	Noted.	No change.

Note: All Comments are reported verbatim

Resp. ID	Page No. Para No.	Vision/ Objective / Policy/ Design Code	Support / Object	Comments received	Steering Group Consideration	Parish Council's Consideration	Amendments to NDP
1		TNP5: Tasley Design Guide and Codes	Support	If developers are to be prevented from importing their 'standard designs' from other parts of the UK the Design Guide and Codes is a must.	Recommend noting with no changes to TNP.	Noted.	No change.
5		TNP5: Tasley Design Guide and Codes	Support	A design guide such as this detailed one will be a useful tool for all concerned in assessing proposals for development the parish into the future.	Recommend noting with no changes to TNP.	Noted.	No change.
1		TNP6: New Cemetery	Support	The existing cemetery at Tasley Church is filling up and more space will be needed if the volume of housing already approved and the additional housing proposed for the Tasley Garden Village is realised.	Recommend noting with no changes to TNP.	Noted.	No change.
5		TNP6: New Cemetery	Support	Sadly, we all die.	Recommend noting with no changes to TNP.	Noted.	No change.

Note: All Comments are reported verbatim

Resp. ID	Page No. Para No.	Vision/ Objective / Policy/ Design Code	Support / Object	Comments received	Steering Group Consideration	Parish Council's Consideration	Amendments to NDP
1		TNP7: Tasley Village Hall and New Local Community Centre	Support	Real communities need spaces to meet. Tasley Village Hall is perfect for small group meetings, parties, etc. but is not sufficient to cater for larger events. There is a fear that the new developments will be isolated and not become part of Tasley. Community facilities, e.g. A larger hall, sports facilities, playgrounds, etc. are therefore needed. The big question is how they will be run and by who (volunteers)?	Inappropriate for TNP to include suggestions about how the community facilities are run.  Recommend noting with no changes to TNP.	Noted.	No change.
5		TNP7: Tasley Village Hall and New Local Community Centre	Support	Community facilities are an essential part of any large-scale development and if this helps to secure this then it is welcome.	Recommend noting with no changes to TNP.	Noted.	No change.
5		TNP9: Residential Mix	Support	Sadly, it doesn't go far enough (i.e -all but a small proportion of all new housing now needs to be social/affordable housing) - why - because it can't in the face of the fact that in the UK the provision of much needed social/affordable housing has been tied to the volume house-builders as a small proportion of whatever the markets allow them to build. This will never meet the	TNP has to have regard to National Planning policy (NPPF) and be in general conformity with strategic policies in Shropshire Local Plan. These higher-level planning policy frameworks set out requirements for affordable housing provision  Recommend noting with no changes to TNP.	Noted.	No change.

Note: All Comments are reported verbatim

Resp. ID	Page No. Para No.	Vision/ Objective / Policy/ Design Code	Support / Object	Comments received	Steering Group Consideration	Parish Council's Consideration	Amendments to NDP
				now urgent need for social/affordable houses in this country.			
1		TNP10: Employment Development	Support	The road infrastructure cannot support large scale employment so by default any employment opportunities will not create sufficient jobs for the quantity of houses approved/forecast. Therefore, how will the road infrastructure cope with commuting to the West Midlands, Telford, Kidderminster.	Development proposals will be expected to address strategic transport issues and improvements to infrastructure in accordance with strategic transport and infrastructure policies and requirements set out in Shropshire Local Plan and Transport Plan. TNP can only include local planning policy criteria related to the designated neighbourhood area.  Recommend noting with no changes to TNP.	Noted.	No change.
5		TNP10: Employment Development	Support	It's a necessary but not very powerful policy as given the location of Bridgnorth away from the motorways and population centres there is likely to be very little demand for employment sites in the parish in the plan period.	TNP has to be underpinned by evidence and supporting provision of employment related development is a national Government priority.  Recommend noting with no changes to TNP.	Noted.	No change.
1		Design Code Comments	Support	The proposed Design Guide and Codes is essential.	Recommend noting with no changes to TNP.	Noted.	No change.

Note: All Comments are reported verbatim

Resp. ID	Page No. Para No.	Vision/ Objective / Policy/ Design Code	Support / Object	Comments received	Steering Group Consideration	Parish Council's Consideration	Amendments to NDP
5		Design Code Comments	Support	Let's just hope the 1. Designers and developers will take them into account when proposing new development in the parish and 2. Planning officers and planning committees will take account of them in assessing new schemes in the parish. 3. Planning Inspectors will similarly take them into account in dealing with planning appeals refused by the SCC on design grounds.	Recommend noting with no changes to TNP.	Noted.	No change.
14		Design Code Comments	Support	These design codes should help ensure that Tasley retains its character wherever and whenever development takes place.	Recommend noting with no changes to TNP.	Noted.	No change.

Note: All Comments are reported verbatim

**Table 4 Landowners and Developers**

Resp. ID	Page No. Para No.	Vision/ Objective/ Policy/ Design Code	Support/ Object	Comments Received	Steering Group Consideration	Parish Council's Consideration	Amendments to NDP
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Note: All Comments are reported verbatim

21	Pegasus P1 Para 1	General	<p>Introduction</p> <p>Tasley Parish Council is undertaking consultation with members of the public, local businesses and statutory consultees in accordance with Regulation 14, Town and Country Planning, England Neighbourhood Planning (General) Regulation 2012.</p> <p>Pegasus Group has been instructed by Bloor Homes Ltd ('Bloor') and Taylor Wimpey UK Ltd ('Taylor Wimpey') to make representations to the Regulation 14 draft Neighbourhood Plan.</p> <p>We welcome the opportunity to engage with Tasley Parish Council and the Neighbourhood Plan Steering Group in respect of the draft plan.</p> <p>This response has been prepared with respect to Bloor Homes and Taylor Wimperys' land interests within Tasley and specifically the live planning application<sup>1</sup> relating to the planned 'Tasley Garden Village' development which is currently under consideration by Shropshire Council. It is expected that this application will be determined prior to the Neighbourhood Plan being formally adopted.</p>	Recommend noting with no changes to TNP.	Noted.	No change.
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Note: All Comments are reported verbatim

			<p>This document provides our representation to the draft Neighbourhood Plan objectives and policies, and the suite of evidence base documents published for consultation.</p> <p>These representations are prepared having regard to the 'basic conditions' and legal requirements as noted in paragraph 38 of the NPPF, and Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended). Where we consider that amendments to the Neighbourhood Plan policies are necessary, we provide commentary as to how the policy should be amended.</p> <p>The representations provide comment on the consultation document and evidence base under the following sections:</p> <ul style="list-style-type: none"> <li>• Section 2 - Draft Neighbourhood Plan: provides comment on the draft objectives and policies and provides comment where relevant</li> <li>• Section 3 – Appendices and Evidence Base: reviews the supporting documents</li> </ul>			
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Note: All Comments are reported verbatim

21	Pegasus P 2 / Para 2.1-2.4	General	Object	<p>Draft Neighbourhood Plan</p> <p>2.1. This section provides comment on the objectives and policies in the draft neighbourhood plan.</p> <p>Tasley Garden Village</p> <p>2.2. At the outset, it is noted that the draft Neighbourhood Plan is largely silent on the Tasley Garden Village proposals. Whilst it is acknowledged at this stage that the development proposal has no formal planning status; it is an active live planning application and was previously included in the draft Shropshire Local Plan (now withdrawn) as a draft mixed-use development site.</p> <p>2.3. It is recognised that this lack of certainty causes challenges at this stage for the preparation of the Neighbourhood Plan however it is disappointing that the Neighbourhood Plan has not sought to respond to this. Despite this, several policies include requirements or proposals that are clearly cognisant of the development proposals, for example TNP3, yet do not appropriately respond to what is proposed and, in some cases, create conflicts between the draft policy and development.</p>	<p>Recommend noting with no changes to TNP.</p> <p>Amendments have been made to TNP following advice from planning policy officers at Shropshire Council, including 'to avoid references to the TGV as allocation BRD030 is not part of the current Local Development Plan because the Draft Local Plan 2016-2038 is being withdrawn from examination.'</p> <p>There will be opportunities to update the supporting text following the examination to reflect the most up to date position.</p>	<p>Noted.</p> <p>Amendments have been made to TNP following advice from planning policy officers at Shropshire Council, including 'to avoid references to the TGV as allocation BRD030 is not part of the current Local Development Plan because the Draft Local Plan 2016-2038 is being withdrawn from examination.'</p> <p>There will be opportunities to update the supporting text following the examination to reflect the most up to date position.</p>	No change.
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Note: All Comments are reported verbatim

			<p>2.4. The live planning application is for a residential led mixed-use development, the vast majority of which falls within the Neighbourhood Plan area. The development would deliver up to 1,500 homes, employment development, primary school, sport provision and country park. The Description of Development is as follows; Outline application, with all matters reserved except for principal means of access, for development comprising up to 1,500 residential dwellings (Use Class C3) including specialist housing for older people (Use Class C2 or C3), up to 14.6ha of employment land of Use Class E, B2 and B8a uses, a mixed-use local centre of up to 1,500sq.m of Use Class E and F.2 uses, a primary school (Use Class F.1), country park and other open space including sports pitches and associated facilities, access roads and landscaping with associated works including demolition, infrastructure, earthworks and drainage.</p>			
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Note: All Comments are reported verbatim

21	Pegasus P2 / Para 2.5	General	Object	<p>It is expected that the planning application will be determined prior to the formal adoption of the Neighbourhood Plan. It is therefore imperative that the Neighbourhood Plan takes into account the live planning application, and does not prejudice development coming forward at the site by contradicting principles of development set out by any outline planning permission.</p>	<p>Not Accepted</p> <p>The planning application will be determined in accordance with the development plan unless material considerations indicate otherwise. The NDP will start to have limited weight at submission and more weight as it moves through the process. Therefore, proposals should have regard to the NDP. Notwithstanding that the PC should work positively with the developer and make some changes to the NDP where they are considered acceptable and reasonable.</p> <p>TGV is not an allocation in the current adopted Local Plan, nor is it an emerging allocation in a draft Local Plan. However, it is recognised that the planning application represents the current intentions of the site promoters for the future design of the site, based on various evidence-based reports, should an allocation be brought forward in future.</p>	<p>Not Accepted</p> <p>The planning application will be determined in accordance with the development plan unless material considerations indicate otherwise. The NDP will start to have limited weight at submission and more weight as it moves through the process. Therefore, proposals should have regard to the NDP. Notwithstanding that the PC should work positively with the developer and make some changes to the NDP where they are considered acceptable and reasonable.</p>	No change
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Note: All Comments are reported verbatim

					<p>There will be further opportunities to update TNP taking account of the most up to date position, for example following the examination, which is likely to be undertaken in summer 2026.'</p> <p>Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p>	<p>TGV is not an allocation in the current adopted Local Plan, nor is it an emerging allocation in a draft Local Plan. However, it is recognised that the planning application represents the current intentions of the site promoters for the future design of the site, based on various evidence-based reports, should an allocation be brought forward in future.</p> <p>There will be further opportunities to update TNP taking account of the most up to date position, for example following the examination, which is likely to be undertaken in summer 2026.'</p>	
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Note: All Comments are reported verbatim

21	Page 2 Para 2.6	General/Design Codes	Object	<p>In addition to this, and as required by the former draft Shropshire Local Plan allocation for the site, Bloor and Taylor Wimpey are committed to preparing a design code to guide the future development on the site and set clear parameters and requirements for any future reserved matters applications. This will be prepared in liaison with Shropshire Council with opportunities for public engagement on a future draft of the Design Code. It will be important for the Neighbourhood Plan and Neighbourhood Plan Design Guide and Code to have reference to this.</p>	<p>Not accepted - It is unreasonable for TPC to wait until Bloor and TW have produced their Design Codes which may not be sympathetic to the existing Tasley character. The TNP Design Codes now carry some limited planning weight since Reg 14 consultation.</p> <p>The existing design code document will serve as a useful starting point to inform the developer's design codes as and when they are prepared.</p> <p>Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p>	<p>Not accepted.</p> <p>It is unreasonable for TPC to wait until Bloor and TW have produced their Design Codes which may not be sympathetic to the existing Tasley character. The TNP Design Codes now carry some limited planning weight since Reg 14 consultation.</p> <p>The existing design code document will serve as a useful starting point to inform the developer's design codes as and when they are prepared.</p>	No change
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Note: All Comments are reported verbatim

21	Page 3 Paras 2.8-2.12	Policy TNP1 – Footpaths and Cycle Paths	Object	<p>Bloor and Taylor Wimpey generally support the aims and objectives of this policy and the requirement for development proposals to promote access to the wider countryside and encourage active travel modes.</p> <p>2.10. Paragraph 5 of the policy requires all walking and cycling networks within major development sites to be sufficiently lit and easily maintainable. It then goes on to require the management and maintenance of these 'to be managed through legal agreements'.</p> <p>2.11. The requirement for the maintenance and management of all walking and cycling infrastructure through legal agreements is considered inappropriate noting that some will be delivered alongside other highways infrastructure which is intended to be adopted by Shropshire Council as the local highways authority. Given this, it is recommended that the wording of this part of the policy is amended to read as follows with amendments in bold:</p> <p><i>All walking and cycling networks within major development sites should be provided with sufficient lighting and capable of being easily maintained with durable, flat (with no steps) surfacing. Management and maintenance <b>of these networks</b> will be a matter to be managed through legal agreements <b>where they are not</b></i></p>	<p>2.10 Recommend noting with no changes to TNP.</p> <p>2.11 Recommend updating policy accordingly</p> <p>2.12 Recommend noting with no changes to TNP.</p> <p>2.13 Recommend updating policy accordingly</p>	<p>Partially accepted.</p> <p>2.10 Recommend noting with no changes to TNP.</p> <p>2.11 Recommend updating policy accordingly</p> <p>2.12-Recommend noting with no changes to TNP.</p> <p>2.13 Recommend updating policy accordingly</p>	Amend Policy TNP1 as suggested.
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Note: All Comments are reported verbatim

				<p><b><i>to be adopted by Shropshire Council.</i></b></p> <p>2.12 Paragraph 6 of the policy seeks to avoid cul-de-sacs within development proposals unless it can be demonstrated that they are absolutely necessary. The second sentence of this paragraph goes onto require where these are necessary, schemes will be expected to provide a pedestrian link as a through route.</p> <p>2.13. It is agreed that cul-de-sacs should be avoided where possible as they serve as barriers to wider movement and permeability through sites. However, on larger sites there can be instances where they cannot be avoided completely whilst seeking to deliver efficient layouts and achieve appropriate densities within parcels. For example, cul-de-sacs may be required where a private vehicular access is required to serve to a handful of dwellings on the edges of development parcels. Such instances would be deemed necessary through the application of this draft policy however there should be no requirement to deliver a pedestrian link as a through route. Given this, the following amended policy wording is proposed with amendments highlighted in bold:</p> <p><i>'Pedestrian cul de sacs will not be acceptable unless, exceptionally, development proposals demonstrate that they are absolutely necessary. In those circumstances, schemes will be expected to provide a well-lit,</i></p>		
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				<p><i>hard-surfaced, flat (with no steps) and safe pedestrian link to a nearby highway which is a through route <b>where appropriate and where no alternative through routes exist.</b></i></p>			
21	Page 4 Paras 2.14-15	TNP3: Green Infrastructure	Object	<p>2.14 This draft policy identifies proposed improvements for biodiversity, wildlife, public open spaces and refers to the design guide. In addition, the policy includes a number of supporting maps which identify existing and proposed nature conservation/ecological networks (Map 9) and existing and 'potential' open space (Map 10) including specific areas for certain types of open space.</p> <p>2.15 Part 1A requires all development to contribute and protect opportunities for improvements to the identified existing and proposed nature conservation/ecological networks that are illustrated at Appendix 4 Map 9. Although we do not object to the overall aims and objectives of this part of the Policy, there is no justification or evidence base that supports the identification of these areas defined as 'Potential Nature Conservation' areas.</p>	<p>Not accepted.</p> <p>The map was prepared by the SG taking into account evidence in other documents.</p> <p>These are marked as 'potential' which suggests that they are not cast in stone so there is some flexibility to consider them as guidelines etc.</p> <p>Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p>	<p>Not accepted.</p> <p>The map was prepared by the SG taking into account evidence in other documents.</p> <p>These are marked as 'potential' which suggests that they are not cast in stone so there is some flexibility to consider them as guidelines etc.</p>	No change

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21	P4 / Para 2.16-17	TNP3: Green Infrastructure	Object	<p>2.16 Whilst the supporting text makes reference to the Shropshire Green Infrastructure Strategy and the draft Local Nature Recovery Strategy; neither of these suggest or promote the same areas for 'Potential Nature Conservation'. As such, the current approach to these areas is not evidenced and therefore fails the basic condition of being in general conformity with the development plan2.</p> <p>2.17 This is particularly important given that all but one of these Potential Nature Conservation Areas are proposed through the site that is current subject of a live planning application for Tasley Garden Village. These have the potential to conflict with plans and the illustrative masterplan submitted in support of that live planning application.</p>	<p>Not accepted.</p> <p>Note, this is a Parish level planning document, much work has been done to consult with local residents, etc. and the Parish Council does not have the resources of property developers - Pegasus' comment appears unproportionate.</p> <p>Map 14 Green Infrastructure Opportunities, taken from the SGIS, largely represents existing Shropshire Environment Network corridors, and does not seek to strengthen and extend these corridors. TGV would provide opportunities, as part of biodiversity net gain uplift and requirements for new public open space to serve residents, to strengthen and extend these areas, as set out on TNP Map 9. Para 6.21 of the TNP explains that: "By linking proposed improvements and enhancements to existing areas of wildlife value and public open space, Tasley's GI network will be strengthened and extended, and new development proposals</p>	<p>Not accepted.</p> <p>Note, this is a Parish level planning document, much work has been done to consult with local residents, etc. and the Parish Council does not have the resources of property developers - Pegasus' comment appears unproportionate.</p> <p>Map 14 Green Infrastructure Opportunities, taken from the SGIS, largely represents existing Shropshire Environment Network corridors, and does not seek to strengthen and extend these corridors. TGV would provide opportunities, as part of biodiversity net gain uplift and requirements for new public open space to serve residents, to strengthen and</p>	No change
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					<p>will be better integrated into the other parts of the Parish which are in the open countryside.” Therefore, the TNP seeks to implement the adopted Shropshire Local Plan policies on GI and biodiversity by illustrating how these could be met as part of development design. This provides opportunities to address the GI deficiencies highlighted in TNP para’s 6.15 and 6.17.</p> <p>The TNP policy sits within the national and local policies.</p> <p>2.16 and 2.17 Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p>	<p>extend these areas, as set out on TNP Map 9. Para 6.21 of the TNP explains that: “By linking proposed improvements and enhancements to existing areas of wildlife value and public open space, Tasley’s GI network will be strengthened and extended, and new development proposals will be better integrated into the other parts of the Parish which are in the open countryside.” Therefore, the TNP seeks to implement the adopted Shropshire Local Plan policies on GI and biodiversity by illustrating how these could be met as part of development design. This provides opportunities to address the GI deficiencies highlighted in TNP</p>	
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Note: All Comments are reported verbatim

						<p>para's 6.15 and 6.17.</p> <p>The TNP policy sits within the national and local policies.</p> <p>2.16 and 2.17 TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p>	
21	P4 / Para 2.18	TNP3: Green Infrastructure	Object	<p>Given the lack of evidence to support the approach, and the conflict with a live planning application, reference to these Potential Nature Conservation Areas should be deleted from the policy and Map 9.</p>	<p>Not accepted.</p> <p>The map was prepared by the SG taking into account evidence in other documents as set out in the supporting text.</p>	<p>Not accepted.</p> <p>The map was prepared by the SG taking into account evidence in other documents as set out in the supporting text.</p>	No change
21	P4 / Para 2.19	TNP3: Green Infrastructure	Object	<p>Part 1B requires development on any site that includes "any habitat of value to wildlife" to undertake a local sites assessment supported by the Shropshire Local Sites Partnership. It is unclear as to what is meant by a Shropshire local sites assessment, and we would recommend that links and or explanatory text is added to the draft policy to properly explain</p>	<p>Not accepted</p> <p>All greenfield sites, such as TGV, will be subject to BNG requirements. The completion of a LSA and designation of local sites protected through Local Plan policies, through a local sites partnership, is a standard national</p>	<p>Not accepted</p> <p>All greenfield sites, such as TGV, will be subject to BNG requirements. The completion of a LSA and designation of local sites protected through</p>	No change

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				<p>what is expected for any planning application.</p>	<p>approach which the site promoters should be familiar with. There are established procedures for this in Shropshire. A LSA should not be expensive or time-consuming, and could easily be completed alongside other biodiversity net gain (BNG) evidence base requirements. It is not possible to determine if a habitat is high value, and of a high enough value to justify protection, until the appropriate survey is completed</p> <p>If the proposed areas do not correspond with the planning application in parts, this does not mean that they are not justified or do not constitute good design. These areas are consistent with previous open space proposals for the site, submitted as part of the recently abandoned Shropshire Local Plan; and provide sufficient open space to meet local open space standards; linking greenways to incorporate footpaths and cycleways (as required in other parts of TNP); sufficient space</p>	<p>Local Plan policies, through a local sites partnership, is a standard national approach which the site promoters should be familiar with. There are established procedures for this in Shropshire. A LSA should not be expensive or time-consuming, and could easily be completed alongside other biodiversity net gain (BNG) evidence base requirements. It is not possible to determine if a habitat is high value, and of a high enough value to justify protection, until the appropriate survey is completed</p> <p>If the proposed areas do not correspond with the planning application in parts, this does not mean that they are not justified or do not constitute good</p>
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Note: All Comments are reported verbatim

					<p>to incorporate play facilities, a central area of open space and school playing fields, and a landscaped buffer with the employment area. The areas shown also correspond with the potential nature conservation area network shown on Map 9 and will help to protect existing habitat, deliver the Local Nature Recovery Strategy through improved ecological networks, and deliver national BNG.</p> <p>Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p>	<p>design. These areas are consistent with previous open space proposals for the site, submitted as part of the recently abandoned Shropshire Local Plan; and provide sufficient open space to meet local open space standards; linking greenways to incorporate footpaths and cycleways (as required in other parts of TNP); sufficient space to incorporate play facilities, a central area of open space and school playing fields, and a landscaped buffer with the employment area. The areas shown also correspond with the potential nature conservation area network shown on Map 9 and will help to protect existing habitat, deliver the Local Nature</p>	
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						<p>Recovery Strategy through improved ecological networks, and deliver national BNG.</p> <p>TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p>	
21	P4 / Para 2-20	TNP3: Green Infrastructure	Object	Regardless, the current wording of 'any habitat of value for wildlife' is considered far too broad as it is likely that virtually every site within the parish would include an area that is of some habitat value. As such, we would recommend that the wording is amended to only refer to areas of 'high value habitat'.	Recommend amending to medium and high value habitat.	Accepted. Amend to refer to medium and high value habitat.	Amend TNP3 to refer to 'medium and high value habitat'.
21	P4 / Para 2.21	TNP3: Green Infrastructure	Object	Bloor and Taylor Wimpey welcome the support at Part 1C of the draft policy to deliver Biodiversity Net Gain (BNG) on site, and where this is not possible, within the Neighbourhood Plan area.	Recommend noting with no changes to TNP.	Noted.	No change

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21	P5 / Para 2.22-23	TNP3: Green Infrastructure	Object	<p>2.22 Bloor and Taylor Wimpey welcome the general requirements of <b>Part 1E</b> of the draft policy to require swift bricks or nest cups for house martins were recommended in new developments. Bloor and Taylor Wimpey are signed up to Homes for Nature3 which mandates the delivery of swift bricks within new homes.</p> <p>2.23 However, there is no justification for the requirement of three per dwelling, and there is no figure set by nationally adopted policy. We therefore suggest an amendment to the text to refer to "at least one swift brick per dwelling" so that the specific number can be set on a case-by-case basis with the LPA's ecologist at planning application stage.</p>	<p>2.23 - This is good practice - referred to in the policy so retain.</p> <p>2.22 &amp; 2.23 Recommend noting with no changes to TNP.</p>	<p>Noted.</p> <p>2.23 - This is good practice - referred to in the policy so retain.</p> <p>2.22 &amp; 2.23 Recommend noting with no changes to TNP.</p> <p>The Draft new NPPF also requires swift bricks in new developments.</p>	No change.
21	P5 / Para 2.24	TNP3: Green Infrastructure	Object	<p>Part 2A states development will be expected to contribute to new and improved public open spaces in accordance with the Public Open Space map (Map 10 at Appendix 4). However, Map 10 identifies large areas of 'Potential Open Space' within land that is currently subject to a live planning application for Tasley Garden Village and does not align with the illustrative masterplan and parameter plans currently being considered by Shropshire Council. Instead Map 10 proposes open space where employment development and residential</p>	<p>Recommend noting with no changes to TNP.</p> <p>The TGV is not an allocation in the current adopted Local Plan, nor is it an emerging allocation in a draft Local Plan.</p>	<p>Not accepted.</p> <p>The map refers to 'potential' areas of open space and is based on local knowledge and ideas / expertise of members of the SG.</p> <p>The TGV is not an allocation in the current adopted Local Plan, nor is it an emerging</p>	No change.

Note: All Comments are reported verbatim

				development is proposed. In addition, the identification of specific elements of open space (e.g. 'Pitches/Clubs') also conflicts with the current live planning application. There is no evidence or justification for this conflict with the live planning application and it is critical that the map is updated to reflect the currently submitted plans which have had significant input from landscape and open space officers at Shropshire Council.		allocation in a draft Local Plan.	
21	P5 / Para 2.25 -26	TNP3: Green Infrastructure	Object	<p><b>2.25 Part 2B of the draft policy</b> requires major developments to provide or contribute to an allotment site of at least 20 allotments and for this to be funded and managed in perpetuity.</p> <p>2.26 This policy requirement is unclear and fails to provide the necessary certainty or evidence regarding the delivery of such allotment provision. At the outset, it appears that Map 10 seeks to deliver the allotments within the Tasley Gateway employment area<sup>4</sup> which accords with the relevant plans and documents related to that permission. Given that development is understood to be proposing to deliver this allotment provision, the policy wording should be amended to reflect this fact, rather than requiring other major developments to</p>	<p>Not accepted.</p> <p>It makes sense for other major developments to provide financial contributions particularly where they are for residential development.</p> <p>The SGIS specifically recommends new allotments are provided in Bridgnorth, and in Tasley specifically, to address existing deficiencies and serve new housing, as set out in TNP para's 6.17 and 6.19. The allotment requirement in Policy TNP3 clearly refers to only one site being provided, of a sustainable and practical size of up to 20 pitches only, and sets out the reasonable and flexible requirement that development should</p>	<p>Not accepted.</p> <p>It makes sense for other major developments to provide financial contributions particularly where they are for residential development.</p> <p>The SGIS specifically recommends new allotments are provided in Bridgnorth, and in Tasley specifically, to address existing deficiencies and serve new housing, as set out in TNP para's 6.17 and 6.19. The allotment requirement in</p>	No change.

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				<p>potentially provide or contribute to duplicate facilities.</p>	<p>either provide the site for or make financial contribution towards this provision as appropriate. This flexibility is required, as it is not known if or when the Tasley gateway employment area may deliver the required allotments. The TGV development would be the most significant housing development giving rise to additional demand for such allotments therefore it is reasonable to expect the site to either provide a site within the development boundary for allotments, or otherwise support and ensure delivery of allotments on nearby land in a timely manner. It is likewise reasonable to expect TGV to support maintenance of this site in perpetuity, which is a common planning requirement, in line with Shropshire Local Plan policies and approach to open space. Allotment plots will be publicly available to those who wish to access them, in a similar manner to other residential facilities such</p>	<p>Policy TNP3 clearly refers to only one site being provided, of a sustainable and practical size of up to 20 pitches only, and sets out the reasonable and flexible requirement that development should either provide the site for or make financial contribution towards this provision as appropriate. This flexibility is required, as it is not known if or when the Tasley gateway employment area may deliver the required allotments. The TGV development would be the most significant housing development giving rise to additional demand for such allotments therefore it is reasonable to expect the site to either provide a site within the development boundary for</p>	
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Note: All Comments are reported verbatim

					<p>as play areas, schools and playing fields.</p> <p>2.25 and 2.26 Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p>	<p>allotments, or otherwise support and ensure delivery of allotments on nearby land in a timely manner. It is likewise reasonable to expect TGV to support maintenance of this site in perpetuity, which is a common planning requirement, in line with Shropshire Local Plan policies and approach to open space. Allotment plots will be publicly available to those who wish to access them, in a similar manner to other residential facilities such as play areas, schools and playing fields.</p> <p>2.25 and 2.26 - TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p>	
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21	P5 / Para 2.27	TNP3: Green Infrastructure	Object	<p>In addition, there is no evidence presented for demand for this scale of allotment provision within Tasley, particularly anything over and above what is already proposed through the Tasley Gateway development. Therefore, the policy as currently drafted fails the basic conditions.</p>	<p>Allotments provide significant community, environmental, health, and economic benefits, and help developers and councils meet various statutory duties and policy targets for sustainable development.</p> <p>Apley Estates – currently have 22 plots on the Richmond Gardens site. As plots are returned, they divide them into smaller, more manageable areas for new tenants.</p> <p>They currently have a small waiting list, but winter is not the most active time for generating interest in allotments, they expect an increase in enquiries over the coming months.</p> <p>BTC manages the Doctors Lane allotments and currently have 5 vacancies. There is quite a long waiting list but when allotments are offered, people don't always take them up-<u>allotments</u>.</p> <p>Recommend that TPC does not accept this change as it is for the planning examiner to</p>	Not accepted.	No change.
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					decide at the Reg 16 consultation.		
21	P5 / Para 2.28	TNP3: Green Infrastructure	Object	Finally, the suggestion that developments should fund and manage the allotments in perpetuity is unreasonable. Noting that any allotment provision will only be accessible by those with allotment tenancy, it is unreasonable to require developments and any associated management fees paid by residents and businesses to fund allotment provision that they would not have access to. Instead, management and funding should be dealt with by any allotment management body, or the parish council, with funding generated by plot fees of allotment tenants. The policy should be updated to reflect this.	Recommend updating policy accordingly  SC policy is that allotments can be an aspiration but not a requirement. So, SC can include a guideline in a site's development brief for the inclusion of allotments.	Accepted	Amend TNP3  Delete 'and the funding of all necessary management and maintenance in perpetuity'
21	P6 / Para 2.29	TNP3: Green Infrastructure	Object	Part 2C notes play areas for differing needs should be in 'separate areas'. It is considered that this is not conducive to families with children of differing needs or ages so suggest this part of the policy is deleted.	The play areas can be side by side but for example toddler areas should be fenced off from areas for much older children.  Recommend this is rephrased as for example toddlers should not be in the same play area as much older children.	The play areas can be side by side but for example toddler areas should be fenced off from areas for much older children.  Recommend this is rephrased as for example toddlers should not be in the same play area as much older children.	Amend TNP3.  Add 'in separate areas <b><u>where appropriate to avoid conflict between different user groups</u></b> '.  Add explanation to the supporting text to say that the intention is not to discriminate against or treat children with disabilities differently, but to ensure, for example, that different needs are adequately addressed in the design so that vulnerable groups are protected and kept safe.

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							Equipment should be sited and designed to meet the needs of different user groups.
21	P6 / Para 2.30	TNP3: Green Infrastructure	Object	Part 3 requires development to incorporate the principles for nature and green infrastructure as set out in NA6 of the design code. As the Tasley Garden Village site falls within Code Area 7, it is clear that any such development will not be able to meet the objectives in respect of this. We provide more detailed comments on NA6 through draft Policy TNP4 and therefore do not seek to repeat these here.	Recommend noting with no changes to TNP.	Noted.	No change.
21	P6 / Para 2.31	TNP3: Green Infrastructure	Object	Part 3F refers to the Design Guide and Code, and that proposals should preserve the rural landscape. The live Tasley Garden Village planning application is of a scale which will have an unavoidable impact on the 'rural' landscape. As such, it is recommended that a separate code area is included in the Design Guide and Code for the Tasley Garden Village development site.	The TGV site is not yet allocated nor with PP so it is open countryside and should remain allocated as such until either of those positions change.  Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.	Not accepted.  The TGV site is not yet allocated nor with PP so it is open countryside and should remain allocated as such until either of those positions change.	No change.

Note: All Comments are reported verbatim

21	P6 / Para 2.32-34	TNP4: Respecting Local Character, Delivering High Quality Contemporary Design	Object	<p>2.32 The policy provides general guidance for design having regard to the Design Guide and Code; much of which Bloor and Taylor Wimpey support to ensure high quality design is delivered within the parish. The following provides comments on certain policy requirements where amendments are required in order for the draft policy to meet the basic conditions.</p> <p><b>2.33 Part 8</b> requires proposals to respect views identified in Map 5 which is taken from the design code (Figure 23). We have a number of concerns regarding this policy and the identification of these views.</p> <p>2.34 At the outset, Map 5 and Figure 23 do not provide sufficient details to understand where the identified 'view' is actually experienced from. For example, the view that looks towards part of the Tasley Garden Village site appears to cover an area stretching to around 300m along Church Lane. However, there are no such views from Church Lane in this location towards the Tasley Garden Village site with the road generally sitting below the fields to the west/south west with hedgerows in between preventing views. There is no evidence presented to support the existence of these views, where they are actually experienced from, or why they should be protected through Draft Policy TNP4.</p>	<p>2.32 and 2.33 Recommend noting with no changes to TNP.</p> <p>2.34 Recommend that TPC does not accept this change and it is for the planning examiner to decide at the Reg 16 consultation because we feel that map 5 and figure 23 provide adequate information.</p>	<p>Not accepted. 2.32 and 2.33 noted. 2.34 - TPC does not accept this change and it is for the planning examiner to decide at the Reg 16 consultation because map 5 and figure 23 provide adequate information.</p>	No change.
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Note: All Comments are reported verbatim

21	P6 / Para 2.37	TNP4: Respecting Local Character, Delivering High Quality Contemporary Design	Object	<p>2.35 Further confusion and lack of clarity is created as a result of Figure 21 in the Design Guide and Code being incorrectly labelled as 'Extensive long-distance views of the Shropshire countryside, as seen from Church Lane'. This view is actually taken from the western boundary of the St Peter and Paul church yard looking eastwards, and not from Church Lane. As such, rather than supporting the existence of long-range views from Church Lane, it merely adds to the confusion and lack of precision.</p> <p>2.36 Finally, and irrespective of the lack of precision regarding the identification of the 'views', any amended policy should make reference to and recognise the Tasley Garden Village development proposals.</p> <p>2.37 For this draft policy to meet the basic conditions it must provide evidence and justification for the identification of views that the policy seeks to protect. As currently drafted the draft plan fails to provide this and we recommend that this part of the policy is deleted along with Map 5.</p>	<p>2.35 The view in Fig 21 is more extensive than that.</p> <p>2.26 Again we can't make reference to a site other than as it is (in this case its open countryside) unless it is either allocated for development in a development plan or has planning permission.</p> <p>We do provide 'evidence' to support these views- in the study for the Design Policy and Guide.</p> <p>2.37 - Justification is in the design codes.</p> <p>2.35 and 2.36 and 2.37 Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation</p>	<p>Not accepted.</p> <p>2.35 The view in Fig 21 is more extensive than that.</p> <p>2.26 Again we can't make reference to a site other than as it is (in this case its open countryside) unless it is either allocated for development in a development plan or has planning permission.</p> <p>We do provide 'evidence' to support these views- in the study for the Design Policy and Guide.</p> <p>2.37 - Justification is in the design codes.</p> <p>2.35 and 2.36 and 2.37 TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation</p>	No change.
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Note: All Comments are reported verbatim

<p>21</p>	<p>P7 / Para 2.38-39</p>	<p>TNP4: Respecting Local Character, Delivering High Quality Contemporary Design</p>	<p>Object</p>	<p>2.38 Part 12 states development should provide "well screened" spaces for bins, recycling, cycles and motor vehicles. The screening of 'motor vehicle storage' is confusing and unclear as to exactly how development can screen car parking areas, this is likely to be impractical and potentially unsafe given requirements for visibility splays for motor vehicles joining the roadway from private drives. As such this reference should be removed.</p> <p>2.39 Additionally, bins are likely to be stored in rear gardens and as such will be hidden from view, so more specific wording to note this is only relevant when bin storage is proposed to the front of the property or further clarification provided as to how the draft policy seeks to achieve screening.</p>	<p>Cars and bin storage areas can not only be screened by planting trees and hedges but also by careful placing in relation to the design, layout and configuration of buildings on a site. The details of exactly how this is best achieved is best left up to the designer of each development and cannot be prescribed at policy or guidance level, other than to set it as an objective for the designer of each site when any compromise needed can be demonstrated.</p> <p>It should be parking areas that are screened – perhaps delete 'motor vehicles' from 12 as not about 'storage space' for motor vehicles and parking is dealt with in 10).</p> <p>Refer to the street scene for screening storage more generally.</p> <p>Recommend amending to clarify as per above and note that common bin areas could be screened as there is no garden area for flats.</p>	<p>Partially accepted.</p> <p>Cars and bin storage areas can not only be screened by planting trees and hedges but also by careful placing in relation to the design, layout and configuration of buildings on a site. The details of exactly how this is best achieved is best left up to the designer of each development and cannot be prescribed at policy or guidance level, other than to set it as an objective for the designer of each site when any compromise needed can be demonstrated.</p> <p>It should be parking areas that are screened – perhaps delete 'motor vehicles' from 12 as not about 'storage space' for motor vehicles - parking is dealt with in 10).</p>	<p>TNP4 - delete 'motor vehicles' from part 12</p> <p>Add 'communal' to bins and refer to street scene:</p> <p>Amend Part 12:</p> <p>'Provides convenient, well-screened storage space for <u>communal</u> bins recycling, and bicycles <u>where storage facilities are visible from the street scene.</u></p>
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						Refer to the street scene for screening storage more generally.	
21	P7 / Para 2.40	TNP4: Respecting Local Character, Delivering High Quality Contemporary Design	Object	Part 14 requires developers to use high quality and "recycled materials" in proposed developments. Whilst the promotion of the use of recycled materials is generally supported, it is unlikely to be able to be achieved in major developments within the parish noting the need for sufficient quantities of materials. We suggest the wording is updated to stipulate that a requirement for the use of recycled materials is only required where possible/appropriate.	<p>The policy is not saying that reclaimed facing materials must be used in every scheme, only where appropriate. Such as where an older building is retained and added to or an old building is totally demolished and the facing bricks/tile are worth salvaging and used say on one the new plots to help build in a unique design and to help blend with adjoining existing development. Again, as and when this is appropriate must be left up to the designer of the individual scheme but the policy sets the objective to do so where it is appropriate.</p> <p>Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p>	<p>Not accepted.</p> <p>The policy is not saying that reclaimed facing materials must be used in every scheme, only where appropriate. Such as where an older building is retained and added to or an old building is totally demolished and the facing bricks/tile are worth salvaging and used say on one the new plots to help build in a unique design and to help blend with adjoining existing development. Again, as and when this is appropriate must be left up to the designer of the individual scheme but the policy sets the objective to do so where it is appropriate.</p>	No change.

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21	P7 / 2.41	TNP4: Respecting Local Character, Delivering High Quality Contemporary Design	Object	Part 17 refers to the Shropshire Local Plan. Wording should be removed as it seems to refer to and abandoned (or not prepared) plan. Additionally, the text repeats requirements of the adopted development plan and as such is not required given the proposed duplication of existing policy.	<p>Not Accepted</p> <p>The NDP will be tested at examination against the adopted Local Plan so it is appropriate to refer to it in the supporting text (and policies).</p> <p>Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p>	<p>Not Accepted</p> <p>The NDP will be tested at examination against the adopted Local Plan so it is appropriate to refer to it in the supporting text (and policies).</p>	No change.
21	P7 / Para 2.42	TNP4: Respecting Local Character, Delivering High Quality Contemporary Design	Object	Part 19 requires proposed development to utilise on site soakaways. The Neighbourhood Plan provides no evidence to suggest that this requirement is achievable or possible noting that the potential use of soakaways is dependent on ground conditions and infiltration rates. As highlighted through the Tasley Garden Village submission documents, soakaways are not suitable or achievable within the development. As such, this requirement fails the basic conditions. It is recommended that the wording of the policy requirement should be amended to refer to the Sustainable Drainage Systems (SuDS) hierarchy to recognise that soakaways are not always possible	<p>Recommend to change wording to refer to SUDS in general.</p>	<p>Accepted.</p> <p>Amend wording to refer to Sustainable Drainage Hierarchy</p>	<p>Change 19 to:</p> <p>19) <u>Applies the Sustainable Drainage Systems (SuDS) hierarchy</u> and provides for the disposal of surface water to on-site soakaways <u>where possible</u>, and <u>uses</u> permeable surfaces in hard landscaped areas and the collection and recycling of rainwater.</p>

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21	P7 / Para 2.43-44	TNP5: Tasley Design Guide and Codes	Object	<p>2.43 The draft policy requires developments to have regard to the Tasley Design Guide and Code (Appendix 3 of the draft Neighbourhood Plan).</p> <p>2.44 As highlighted, Bloor and Taylor Wimpey are committed to preparing a design code to guide the future development of the site. This will be prepared alongside Shropshire Council with opportunities for public engagement on a future draft of the Design Code. It will be important for the Neighbourhood Plan and Neighbourhood Plan Design Guide and Code to have reference to this.</p>	<p>If the NP Design Codes are in force at the time of the Planning Application is being compiled and/or considered, then this will take precedence in the planning process.</p> <p>2.43 Recommend noting with no changes to TNP.</p> <p>2.44 Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p>	<p>Not accepted.</p> <p>If the NP Design Codes are in force at the time of the Planning Application is being compiled and/or considered, then this will take precedence in the planning process.</p>	No change.
21	P7 / Para 2.45	TNP5: Tasley Design Guide and Codes	Object	<p>Whilst much of the Tasley Garden Village site falls within Code Area 7 (rural) part falls within defined Code Area 3: The Leasowes. We object to the boundary of Code Area 3 and the lack of justification for it – in particular we suggest that the agricultural field to the east and south east of the Leasowes farm house is removed from the code area as it is free from built development and with limited views into or from the former farm house. This area has a character that is more reflective of Code Area 7 and therefore should be included within that Code Area.</p>	<p>The reason that this area of land adjacent to The Leasowes is proposed designated Area Code 3 is because it forms an integral part of the setting of the listed building and to build on it would unacceptably detract from the setting of the listed building.</p> <p>Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p>	<p>Not accepted.</p> <p>The reason that this area of land adjacent to The Leasowes is proposed designated Area Code 3 is because it forms an integral part of the setting of the listed building and to build on it would unacceptably detract from the setting of the listed building.</p>	No change.

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21	P7 / Para 2.46	TNP5: Tasley Design Guide and Codes	Object	Clearly this is a need for the code areas to be updated to reflect the Tasley Garden Village proposals.	Until the TGV area is settled by being allocated in an approved development Plan or has planning permission for development then it remains as open countryside and should remain as Area Code 7- 'open countryside'.  Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.	Not accepted.  Until the TGV area is settled by being allocated in an approved development Plan or has planning permission for development then it remains as open countryside and should remain as Area Code 7- 'open countryside'.	No change.
21	P8 / Para 2.47 - 2.52	TNP9: Residential Mix	Object	2.47 Bloor and Taylor Wimpey support the aim of this policy to deliver an appropriate mix of residential properties. However, this policy is not supported by the necessary evidence to warrant the specific requirements set out and therefore fails to meet the basic conditions. As such, this policy should be removed from the Neighbourhood Plan.  2.48 As the intention of the policy is to meet 'local needs' it is necessary to be supported by an appropriate evidence base to demonstrate what the local needs are. As highlighted in paragraph 10.7 of the draft Neighbourhood Plan, a Parish Housing Needs Survey has not been commissioned and instead the policy has been drafted based on; <i>'information consultations undertaken</i>	2.47 – It is accepted that this policy is not well evidenced and have been open about this.  It's reasonable to use information from SG consultations to inform policy content.  2.50, 2.51 - disagree, again disproportionate as the TNP is prepared at Parish level.  Lots of the over 55 age group have young adult children and appreciate the need for housing suitable for their offspring. The older generation is capable of suggesting housing	Noted but not accepted.  .47 – It is accepted that this policy is not well evidenced and have been open about this.  It's reasonable to use information from SG consultations to inform policy content.  2.50, 2.51 - disagree, again disproportionate as the TNP is prepared at Parish level.	No change.

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			<p><i>as part of the Plan's preparation'. Whilst the neighbourhood plan is silent on what these informal consultations were, or their results, it is assumed that this relates to the Tasley Survey carried out in February-March 20245.</i></p> <p>2.49 Given this, we have undertaken a review of the responses to this survey and in particular the responses to question 5.1-5.2 which relate to the delivery of future homes in the parish. Question 5.1 asked respondents:</p> <p><i>'Do you wish the Neighbourhood Development Plan to encourage any of the following types of homes?'</i></p> <p>2.50 This question was supported by a list of house types allowing multiple choices plus an opportunity for respondents to also specify other types of housing. At the outset, it is important to highlight that the question does not ask for respondents to answer based on their own housing needs, or whether they have any specific current needs. Instead, it is a general question about the type of housing that may be delivered in Tasley. To rely upon it to inform draft Policy TNP9 that relates to housing needs is a misrepresentation of the data gathered and fails the basic condition test.</p> <p>2.51 In addition, it is also important to highlight that the respondents to the questionnaire were clearly not</p>	<p>needs for everyone, not just themselves.</p> <p>2.47, 2.48, 2.50, and 2.52 Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p> <p>2.49 Recommend noting with no changes to TNP.</p>	<p>Lots of the over 55 age group have young adult children and appreciate the need for housing suitable for their offspring. The older generation is capable of suggesting housing needs for everyone, not just themselves.</p> <p>2.47, 2.48, 2.50, and 2.52 TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p> <p>2.49 Note with no changes to TNP.</p>	
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				<p>representative of the parish as a whole. Even if the survey had appropriately sought to understand local housing needs, the responses would not be an appropriate sample of the parish population. As an example, Question 7 of the survey highlighted that of the residents who responded 61% were aged 55 or over compared with just 30% of actual residents within Tasley.</p> <p>2.52 Regardless of this, this policy largely repeats policies related to achieving a mix of housing on sites within the adopted development plan and therefore, in the absence of any evidence suggesting an alternative approach is necessary, this draft policy fails the basic conditions.</p>			
21	P8 / Para 2.53	TNP9: Residential Mix	Object	<p>The final part of the policy expects retirement and assisted living accommodation to be provided, but also stipulates the facilities of this should be open to the wider community including; 'facilities such as a library and IT suite, fitness suite, cafe, community hall and medical consulting rooms, which will be open to the wider community'. The specific requirements for such facilities to be provided within any specialist provision and the requirement to make them publicly accessible is not appropriate or achievable. The facilities provided as part of such developments are provided for those living within the specialist housing provision, with the funding to support</p>	<p>There is one such facility near Bristol so it is achievable. Stating that it is inappropriate is irrelevant - mixed use sharing of communal facilities makes sense.</p> <p>Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p>	<p>Not accepted.</p> <p>There is one such facility near Bristol so it is achievable. Stating that it is inappropriate is irrelevant - mixed use sharing of communal facilities makes sense.</p>	<p>No change.</p>

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				these generated by those residents. Such a policy approach would fundamentally undermine the delivery of such provision and should be removed.			
21	P9 / Para 2.54-57	TNP10: Employment Development	Object	<p>2.54 The first part of this policy seeks to place requirements for specific types of employment development to be delivered within the parish. There is no evidence to support the approach and the requirements that the draft policy seeks to make extends beyond the controls of the planning system. As such, this first part of the policy fails the basic conditions and should be deleted.</p> <p>2.55 The requirement of the policy to provide "low-cost units and workshops" for small and startup businesses extends beyond controls that can be secured through the planning system. The cost of units is a commercial matter and not relevant to any planning application.</p> <p>2.56 This first part of the draft policy requirement also notes employment development should deliver shared office and workspace premises as part of new business hubs. The explanatory text at paragraph 10.10 states that there is local support for these premises and small-scale low-cost workshops (referred to above). However, this isn't sufficient</p>	<p>It's fine to use public consultation responses to justify policy content.</p> <p>2.54 and 2.55 and 2.56 and 2.57 Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation</p>	<p>Not accepted.</p> <p>The justification is evidenced in public consultation responses.</p>	<p>No change.</p>

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				<p>evidence to justify this policy approach.</p> <p>2.57 It is understood that this is the same survey that Policy TNP9 is reliant upon which we have already referred to. This survey only provided respondents 6 options on the type of workplace that could be delivered with an extract of this provided as Figure 1 for ease of reference. As can be seen, this was a closed question with a small list of very specific employment types with no opportunity for alternative responses.</p>			
21	P9 / Para 2.58	TNP10: Employment Development	Object	<p>In addition to this, it appears that these responses are almost exclusively from residents rather than local businesses who are in need of new premises. As such it follows that it is not representative of what actual businesses require or even representative of what local residents wish to see delivered. Given this, the survey cannot be relied upon as evidence and as previously highlighted; the first part of the policy should be deleted.</p>	<p>SG collected the views of residents and local businesses.</p> <p>Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.</p>	<p>Not accepted.</p> <p>The views of residents and local businesses informed the policy.</p>	No change.
21	P10 para 3.2-3.8	Appendix 1 – Community Aspirations and Parish Council Actions	Object	<p>3.2. This appendix sets out the Neighbourhood Plan's 'CIL monies wish list' and sets these out in priorities in recognition of the 25% of CIL receipts the parish council will receive should the Neighbourhood Plan be adopted.</p>	<p>These don't form part of the NDP policies.</p> <p>3.2-3.8 Recommend that TPC does not accept this change as it is for the planning examiner to</p>	<p>Not accepted.</p> <p>This part does not form part of the NDP policies. The list is a guide for infrastructure improvements and</p>	No change.

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			<p>3.3. Whilst CIL regulations allow neighbourhood funding to be spent on a wide range of infrastructure, we believe that a number of the items on the priority list fail the relevant tests, as set out in the Community Infrastructure Levy Regulations 2010, Paragraph 59c and should be removed from Appendix 1.</p> <p>3.4. Priority 1 includes "community green energy scheme". No further details as to what is proposed is provided within the draft Neighbourhood Plan, however it does not appear that this would be concerned with "addressing the demands that development places on an area. As such this fails the tests set out at Para 59c of the CIL regulations referenced above.</p> <p>3.5. Priority 1 also includes reference to a community hall and maintenance with the comment that the parish council feels should be delivered by the developer and not funded by CIL. It is our opinion that this is an appropriate use for CIL monies noting that it represents infrastructure and is directly related to the additional demands new development may place on the local area. As such, the reference to this being provided by developers, rather than through CIL, should be removed.</p> <p>3.6. Priority 3 refers to "future proofing fibre broadband". However, it is unclear what the infrastructure proposal is or what any CIL receipts</p>	<p>decide at the Reg 16 consultation</p>	<p>are priorities drawn from local community consultations. They may be reviewed from time to time.</p>	
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				<p>would be spent on. Further detail should be provided in respect of this, and how it relates to the additional demands development may place on the parish, or it should be removed from the list.</p> <p>3.7. Part 2 of the Appendix notes the community hall wish list, to which we have no comments.</p> <p>3.8. Part 3 considers proposed improvements to walking and cycling but is largely focused on improvements to the public right of way network. We have no comments on this.</p>			
21	P10-11 Para 3.10-11	Appendix 4 – Green Infrastructure Maps	Object	<p>3.10 This appendix provides copies of the maps referred to within the other policies which we have already commented on in respect of Maps 9 and 10 and therefore we do not seek to repeat these comments here.</p> <p>3.11 In addition to these comments, it should be noted that the map reproduced as Map 14 was prepared as part of the abandoned Local Plan and pre-dates the Tasley Garden Village planning application so shouldn't be relied upon.</p>	3.10 - 3.11 Recommend that TPC does not accept this change as it is for the planning examiner to decide at the Reg 16 consultation.	Noted. The maps are for illustrative purposes and may be improved with the support of Shropshire Council.	

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21	P12 Para 4.1-4.2	General		<p>4.1 This note has provided representations to the Draft Tasley Neighbourhood Plan (Reg. 14) on behalf of Bloor Homes Limited and Taylor Wimpey Ltd.</p> <p>4.2. A number of modifications have been suggested in Section 2 and 3 of these representations which are necessary to ensure that the Neighbourhood Plan meets the basic conditions. We would welcome the opportunity to discuss these matters further and look forward to continued engagement throughout the Neighbourhood Plan preparation.</p>	Suggest discussing with consultant, SC and TPC prior to engaging with Pegasus.	Noted.	No change.
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